



## NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Dandaragan Shire Council will be held on **Thursday 22 February 2018** at the **Council Chambers Jurien Bay** commencing at **4.00pm**.

Attached is your copy of the agenda and business papers for the meeting.

*The format for the day is as follows:*

- |               |  |
|---------------|--|
| <b>1.30pm</b> | <b>Council Forum</b> <ul style="list-style-type: none"><li>▪ Jurien Bay Airstrip</li></ul> |
| <b>2.30pm</b> | <b>Agenda Briefing Session</b>   |
| <b>3.00pm</b> | <b>Councillor Discussion Session</b>   |
| <b>4.00pm</b> | <b>Ordinary Meeting of Council</b>   |
| <b>5.00pm</b> | <b>Public Forum</b>  |

A handwritten signature in black ink that reads "Clayton".

**Scott Clayton**  
**ACTING CHIEF EXECUTIVE OFFICER**

15 February 2018



**SHIRE**  
*of*  
**DANDARAGAN**

**AGENDA AND BUSINESS PAPERS**

for the

**ORDINARY COUNCIL MEETING**

to be held

**AT THE COUNCIL CHAMBERS, JURIE BAY**

on

**22 FEBRUARY 2018**

**COMMENCING AT 4.00PM**

*(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)*



## **ORDINARY COUNCIL MEETING**

**22 FEBRUARY 2018**

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

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

<b>DAY</b>	<b>DATE</b>	<b>TIME</b>	<b>MEETING VENUE</b>
<b>Thurs</b>	<b>22 February 2018</b>	<b>4.00pm</b>	<b>Jurien Bay</b>
<b>Thurs</b>	<b>22 March 2018</b>	<b>4.00pm</b>	<b>Badgingarra</b>
<b>Thurs</b>	<b>26 April 2018</b>	<b>4.00pm</b>	<b>Jurien Bay</b>
<b>Thurs</b>	<b>24 May 2018</b>	<b>4.00pm</b>	<b>Cervantes</b>
<b>Thurs</b>	<b>28 June 2018</b>	<b>4.00pm</b>	<b>Jurien Bay</b>

Public Forums commence immediately following the closure of the Council Meeting which is generally about 5.00pm.

Members of the public are most welcome to attend both the Council Meetings and the Public Forums.

**BY ORDER OF THE COUNCIL**

**Scott Clayton**  
**ACTING CHIEF EXECUTIVE OFFICER**



## **DISCLAIMER**

### **INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING**

**Please note:**

The recommendations contained in this agenda are Officers 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 Councils Decision.

**Scott Clayton**  
**ACTING CHIEF EXECUTIVE OFFICER**



## COUNCIL MEETING INFORMATION NOTES

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

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

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

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

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

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

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

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

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

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

7. Agendas for Ordinary Meetings are available in the Shire of Dandaragan Administration Centre and all four libraries as well as on the website [www.dandaragan.wa.gov.au](http://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](http://www.dandaragan.wa.gov.au) within ten (10) working days after the Meeting.

### **NOTE:**

### 10.3 Unopposed Business

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

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

## SHIRE OF DANDARAGAN QUESTIONS FROM THE PUBLIC

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

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

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

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

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

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...**

- \* **Agenda Forums:** Questions can only be addressed where they relate to an Agenda Item.
- \* **Council Meetings:** Questions are to relate to a matter affecting the Shire of Dandaragan.



**REGISTER OF FINANCIAL / IMPARTIALITY / PROXIMITY INTEREST  
RECORD OF DISCLOSURES MADE**

**NAME OF PERSON MAKING DISCLOSURE**

Surname: \_\_\_\_\_

Christian Names: \_\_\_\_\_

Date of Disclosure: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Council Meeting:                      Yes                      No                      (Please  
Circle)

or

Committee Meeting:                      Yes                      No                      (Please  
Circle)

Name of Committee: \_\_\_\_\_

Agenda Book Page No: \_\_\_\_\_ Item No: \_\_\_\_\_

Nature and Extent of Financial Interest:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Person Making Disclosure:

\_\_\_\_\_

Signature of Staff Recording Financial Interest:

\_\_\_\_\_

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**1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS****1.1 DECLARATION OF OPENING****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 (14) days.”*

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

Councillor L Holmes	(President)
Councillor D Scharf	(Deputy President)
Councillor W Gibson	
Councillor K McGlew	
Councillor J Clarke	
Councillor R Shanhun	
Councillor D Slyns	
Councillor D Richardson	
Councillor A Eyre	

**Staff**

Mr S Clayton	(Acting Chief Executive Officer)
Mr G Yandle	(Executive Manager Infrastructure)
Mr D Chidlow	(Executive Manager Development Services)
Ms R Headland	(Council Secretary & PA)
Mr R Mackay	(Planning Officer)

**Apologies****Approved Leave of Absence****3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE****4 PUBLIC QUESTION TIME**

**5 APPLICATIONS FOR LEAVE OF ABSENCE**

**6 CONFIRMATION OF MINUTES**

**6.1 MINUTES OF THE ORDINARY MEETING HELD 25 JANUARY 2018**

**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 JURIEN SPORT AND RECREATION CENTRE STORAGE SHED

Location: Jurien Sport & Recreation Centre  
 Applicant: Jurien Sport & Recreation Centre  
 Folder Path: Business Classification Scheme / Grants and Subsidies / Applications / Community Groups  
 Disclosure of Interest: Nil  
 Date: 6 February 2018  
 Author: Tony O’Gorman, Club Development Officer

Signature of Author:  
 Senior Officer:



Scott Clayton Executive Manager Corporate and Community Services

Signature of Senior Officer:



#### PROPOSAL

For Council to Support the Jurien Sport and Recreation Centre with a Community Sport and Recreation Facilities Fund (CSRFF) application for the construction of storage shed adjacent to the outdoor netball courts to house equipment for the Turquoise Coast Netball Association, Jurien Bay Football / Hockey Club and the Jurien Sport and Recreation Centre.

#### BACKGROUND

The Jurien Sport and Recreation Centre accommodate a range of sports activities from football, netball, badminton, volleyball, squash and basketball. The centre also hosts special events like the Easter Fest, private functions, and dance and fitness classes.

Storage at the centre has been an issue for some time and this proposal will provide storage for those sports and activities that take part outside of the centre. The proposal is to locate the storage to the north of the current external multipurpose courts.

The shed size is proposed to be 18 metres by 6 metres split into three separate lockable areas. An additional lean-to 3 metres wide to be constructed on the multipurpose courts side of the storage shed.

The football / hockey club will be able to store their bulky equipment in this storage area thus freeing up internal storage space and clearing some of those bulky items from the home change room.

The netball association will also be able to store their bulky items adjacent to the courts. Crash protectors can be removed from the upright poles following each game and stored in the new shed. All other items will be removed from the internal storage space at the Sport and Recreation Centre.

The additional lean-to will provide shelter to spectators and officials during netball / basketball games. Currently there are two small shelters on each side of the courts to accommodate time and score keepers.

The internal storage can then be utilised to accommodate some of the equipment that other groups that use the facility require. The centre has recently been unable to accommodate additional groups due to the lack of storage in the building.

The Jurien Sport and Recreation Centre purchased two trailer mounted portable toilets with assistance from the shire in 2017 and currently store these trailers at the Shire depot. This storage facility will enable the toilets to be stored under cover at the Sport and Recreation Centre rather than on Shire property. The new shed will provide storage for additional equipment used by the sports using the external facilities.

#### COMMENT

The Jurien Sport and Recreation Centre have over the past three years embarked on an improvement and inclusion programme. The aim is to make the centre the go to place for sports and recreation activities in Jurien Bay and surrounds.

The Committee has made many improvements with the aid of grants from the Shire and other sources to upgrade the facilities. A new sound system has been installed, the stadium floor has been relined and sealed, window treatments have been replaced carpets have been cleaned regularly and recently a commercial dishwasher has been installed in the kitchen.

The centre now hosts badminton junior and senior, dance, and senior's fitness. A number of events have used the centre including weddings, funerals, performing arts and return to Jurien Bay events.

This additional storage will enable the centre to attract more users and provide internal storage space for those users.

The Club has applied to the Department of Sport and Recreation, Community Sport and Recreation Facilities Fund (CSRFF) for a one third contribution to this project. A one third contribution of \$16,666 will be required from the Shire and the final third will be provided by the Sports and Recreation Centre as per the Shire of Dandaragan Policy 6.6 Sport and Recreation Funding.

The Shire of Dandaragan Sport and Recreation Capital Work Fund provide for a contribution of up to one third of a project cost where funds have been sourced from Community Sport and Recreation Facilities Fund (CSRFF) or any other source.

Where no other funds are sourced a contribution up to fifty percent of the total project may be funded from the Shire of Dandaragan Sport and Recreation Facilities Fund.

There is a possibility that due to high demand for CSRFF funding that this project may not be successful in attracting funds. Should this occur the Shire of Dandaragan Sport and Recreation Capital Works fund could contribute up to 50% of the project cost up to a maximum of \$50,000 according to Policy 6.6 Sport and Recreation Funding.

Two quotes have been sought with costs ranging from \$51,140 to \$52,258.

#### CONSULTATION

- Jurien Sport and Recreation Centre Committee
- Turquoise Coast Netball Association
- Jurien Bay Football Club
- Department for Sport and Recreation (Jennifer Collins)

#### STATUTORY ENVIRONMENT

There are no statutory implications for this item

#### POLICY IMPLICATIONS

Policy 6.6 Sport and Recreation Funding - Sporting and Recreational Capital Works Fund

#### FINANCIAL IMPLICATIONS

Council is being asked to authorise expenditure from the Sporting and Recreation Facilities Capital Works fund of up to \$25,000 to a maximum of \$37,500

##### Budget CSRFF funded:

Cost of project	\$51,140
Shire Funding	\$17,046
CSRFF Funding	\$17,046
Jurien Sport and Recreation Centre Funding	\$17,046

##### Budget non CSRFF funded:

Cost of Project	\$51,140
Shire funding	\$25,570
Jurien Sport and Recreation Centre	\$25,570

#### STRATEGIC IMPLICATIONS

2016 - 2026 Strategic Community Plan

<i>Goal 2: Healthy Safe and Active Community</i>	
Objective	How the Shire will contribute
2.4 Provide Recreation and Community Facilities and Activities	d) Plan for future Recreation needs, including feasibility in accordance with the Major Recreation Facilities Fund and review of cycle ways and dual use paths.

### ATTACHMENTS

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

- Sport and Recreation Capital Works Policy 6.6 (Doc Id: 96583)
  - P & L for 2016 / 2017 (Doc Id: 106408)
  - Balance Sheet 2016/2017 (Doc Id 106406)
  - Quote Fair Dinkum Sheds Nu Steel (Doc Id: 106400)
  - Quote Jurien Building Ranbuild (Doc Id: 105748)
- (Marked 9.1.1)**

### VOTING REQUIREMENT

Absolute Majority

### **OFFICER RECOMMENDATION**

1. That the Council support the Jurien Sport and Recreation Centre, Community Sport and Recreation Facilities Fund (CSRFF) application to construct a storage shed adjacent to the outdoor netball courts and authorise a budget amendment to:
  - i. provide up to \$17,046 one third contribution if the CSRFF grant application is successful and;
  - ii. provide up to \$25,570 fifty per cent contribution to the Jurien Sport and Recreation Centre for construction of an 18m x 6m Storage shed at the Jurien Sport and Recreation Centre if the CSRFF application is not successful, to be sourced from the Sport and Recreation Capital Works Fund.

## 9.1.2 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 JANUARY 2018

Location:	Shire of Dandaragan
Applicant:	N/A
Folder	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	13 February 2018
Author:	Scott Clayton, Acting Chief Executive Officer
Signature of Author:	

### PROPOSAL

To table and adopt the monthly financial statements for the period ending 31 January 2018.

### BACKGROUND

As part of the Local Government Act 1995 and Financial Management Regulations (1996), monthly financial statements are required to be presented to Council. Circulated are the monthly financial statements for the period ending 31 January 2018.

### COMMENT

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

#### 1. Net Current Assets

Council's Net Current Assets [i.e. surplus / (deficit)] position as at the 31 January 2018 was \$5,907,601. The composition of this equates to Current Assets minus Current Liabilities less Cash Assets that have restrictions on their use placed on them, in this case Reserves and Restricted Assets. The current position indicates that Council can easily meet its short-term liquidity or solvency.

The Net Current Asset position is reflected on page 8 and reconciled with the Statement of Financial Activity on page 1 of the financial statements.

The amount raised from rates, shown on the Statement of Financial Activity (page 1), reconciles with note 6 (page 9) of the financial statements and provides information to Council on the budget vs actual rates raised.

#### 2. Material Variances

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

Note 14 of the attached report details any significant variances.

**AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 FEBRUARY 2018**

Should Councillors wish to raise any issues relating to the 31 January 2018 financial statements, please do not hesitate to contact the Acting Chief Executive Officer 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 34 of the Local Government Financial Management Regulations (1996)

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and leading local government</i>	
Business as Usual	k) Finance

ATTACHMENTS

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

- Financial statements for the period ending 31 January 2018 (106516)  
**(Marked 9.1.2)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

**That the monthly financial statements for the period 31 January 2018 be adopted.**

**9.1.3 ACCOUNTS FOR PAYMENT – JANUARY 2018**

Location: Shire of Dandaragan  
 Applicant: N/A  
 Folder Path: Business Classification Scheme / Financial Management / Creditors / Expenditure  
 Disclosure of Interest: None  
 Date: 13 February 2018  
 Senior Officer: Scott Clayton, Acting Chief Executive Officer  
 Signature of Author:  
 Signature of Senior Officer: 

**PROPOSAL**

To accept the cheque, EFT and direct debit listing for the month of January 2018.

**BACKGROUND**

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

**COMMENT**

The cheque, electronic funds transfer (EFT) and direct debit payments for January 2018 totalled \$849,821.16 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the January 2018 Accounts for payment, please do not hesitate to contact the Acting Chief Executive Officer 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 at this time.

**STRATEGIC IMPLICATIONS**

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and leading local government</i>	
Business as Usual	k) Finance

ATTACHMENTS

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

- Cheque, EFT and direct debit listings for January 2018

(Doc Id: 106524)

***(Marked 9.1.3)***

VOTING REQUIREMENT

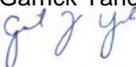
Simple Majority

**OFFICER RECOMMENDATION**

**That the Municipal Fund cheque and EFT listing for the period ending 31 January 2018 totalling \$849,821.16 the Municipal Fund be accepted.**

## 9.2 INFRASTRUCTURE SERVICES

### 9.2.1 JURIEN BAY INFILL SEWER PROJECT STAGE 1 – DISPOSAL OF ASSET

Location:	Jurien Bay
Applicant:	Executive Manager Infrastructure
Folder Path:	Business Classification / Council Properties / Acquisition and Disposal / Disposal
Disclosure of Interest:	None
Date:	12 February 2018
Author:	Garrick Yandle, Executive Manager Infrastructure
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

For Council to consider the transfer of the Jurien Bay Infill Sewer Assets from Stages 1A, 1B and 1C to the Water Corporation and to authorise the Chief Executive Officer to undertake the disposal process under section 3.58 of the Local Government Act 1995.

#### BACKGROUND

The Jurien Bay Infill Sewer Project Stage 1 construction was undertaken from 2015 to 2017. This included the completion of the following components:

- Stage 1A – Wastewater Pumping Station and Pressure Main.
- Stage 1B – Infill Sewer Reticulation Stage 1 (Civic and Health Precincts)
- Stage 1C – Infill Sewer Reticulation (additional specific portions of Stages 3 (Cook Street) and 4 (Bashford Street) )

The project was designed and constructed to Water Corporation Standards in accordance with their *Developer Constructed Headworks Process* as (doc ID: 96513). The following outlines the process undertaken under this arrangement as part of the project delivery.

The situation arises where it is both practical and efficient for land developers to construct headworks assets on behalf of the Water Corporation. The process by which these assets are delivered is known as the *Developer Constructed Headworks Asset Process*.

A prerequisite for entering this process is that the project required must be within the current 5 year Capital Investment Program (CIP) managed by the Water Corporation.

Subject to acceptance by the Corporation, the developer may elect to fully fund the design and construction of an asset that is not on the Corporation's 5 year Capital Investment Program (CIP). In this case the developer will be required to sign a *Developer Funded and Constructed Works Scoping Agreement* (DFCWSA) and a *Developer Funded and Constructed Works Agreement* (DFCWA).

The Shire's project was a combination of works listed on the Corporations 5 year CIP and works not listed on the CIP. The Shire was responsible for funding majority of the project, however Water Corporation did contribute funding towards specific components of the project.

Where an approach is made to the Water Corporation to develop land that requires headworks asset(s), a written request from the developer (the Shire) must be made to the Corporation's *Development Services Branch*. *Development Services* will review the information provided by the developer to ensure that the information supplied satisfies the Water Corporation's planning requirements. The review will develop considerations and inputs required for inclusion into the *Project Information Pack for the Scoping Report*.

Following this review the Shire was required to work through a number of planning, design and approval phases, these included:

- Scoping Report
- Engineering Summary Report (ESR)

Subject to meeting relevant prerequisites, Water Corporation's *Development Services* then prepared documentation that outlined that the ESR and external approvals had been accepted, allowing the developer to proceed to Detailed Design.

During design phase the Water Corporation provided Detailed Design requirements and Contract Administration requirements that identified the work to be undertaken by the accepted consulting engineer during the detailed design and construction stages of the process. The Shire was required to produce the final design documentation in accordance with the Detailed Design requirements (drawings and specifications) for review and acceptance by both the developer and Water Corporation

Following approval of this process, the Shire of Dandaragan and Water Corporation entered into the following agreements which set the terms and conditions upon which the Water Corporation agreed to allow works to be done:

- Developer Constructed Works Agreement
  - Stage 1A - Pump Station and Pressure Main (doc ID: 96506)
- Customer Funded Works Agreement
  - Stage 1B - Infill Sewer (Doc Id: 96505)
  - Stage 1C – Infill Sewer (Doc Id: 96504)

Once construction was completed a final inspection of the works was arranged with the Water Corporation's Asset Delivery Representative (ADR) to identify any outstanding defects. All

major defects were to be resolved before takeover can occur. The developer's designer provided the Water Corporation with all agreed deliverables including but not limited to: commissioning reports, operations and maintenance manuals, material data sheets, as constructed drawings and the project closeout report.

This constituted Project Practical Completion (PPC) and the Water Corporation takeover of the works. The defects liability period was assumed to begin at PPC. The developer was then be given a period of time to resolve any minor defects with the asset. Upon resolving the minor defects, the asset will then be transferred to the relevant Water Corporation client (Asset Transfer).

#### COMMENT

The book value of the constructed asset is determined to be \$5,313,356.50 (exclusive of GST) which consisted of the following key components.

- Planning, Design and Ancillaries.
- Stage 1A – Wastewater Pumping Station and Pressure Main.
- Stage 1B – Infill Sewer Reticulation Stage 1 (Civic and Health Precincts).
- Stage 1C – Infill Sewer Reticulation (additional specific portions of Stages 3 (Cook Street) and 4 (Bashford Street)).

Inspection, commissioning, practical completion sign and associated handover of the assets was undertaken by Water Corporation in-conjunction with representatives from the Shire for the following stages of the project

Stage 1A – 27/05/2016

Stage 1B – 02/12/2015

Stage 1C – 21/03/2017

Since the practical completion and handover of assets, Water Corporation has taken over responsibility for the operation and maintenance of the associated assets.

This process formalises the transfer of assets from the Shire of Dandaragan's asset register to the Water Corporation as part of the CFWA and DCWA documentation.

#### CONSULTATION

- Chief Executive Officer
- Executive Manager Corporate and Community Services
- Water Corporation
- Project Superintendent – Cardno
- Department of Local Government, Sport, Recreation and Cultural Industries

STATUTORY ENVIRONMENT

If Council considers disposing of the property it can only do this in accordance with Section 3.58(3) of the Local Government Act which states:

- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
- (a) *it gives local public notice of the proposed disposition —*
    - (i) *describing the property concerned; and*
    - (ii) *giving details of the proposed disposition; and*
    - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*
- and*
- (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*

When the Shire advertises the disposition of property, it will be required to publish (in accordance with Section 3.58(4) of the Local Government Act 1995:

- (4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include —*
- (a) *the names of all other parties concerned; and*
  - (b) *the consideration to be received by the local government for the disposition; and*
  - (c) *the market value of the disposition —*
    - (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
    - (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*

Provided Council carries out the advertising requirements in accordance with this section of the Local Government Act 1995.

Further advice received from the Department of Local Government, Recreation, Sport and Cultural Industries indicates that as "it is not land that the Shire is disposing of, but an asset in the form of a pumping station facility, pumps, plant and irrigation and piping equipment which does not include any land. It is considered that unless the Shire is disposing of the property in the performance of a function that it has undertaken under any written law i.e. If the Shire is performing a function in providing the sewerage plant and equipment under the Health Act or Planning

**AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 FEBRUARY 2018**

and Development Act or some other written legislation, then the exemption under section 3.58(5)(c) could apply in this instance.”  
As Council has previously endorsed and approved the CFWA this obliges Council under “other written legislation” that we do not require a valuation or advertising of the disposal, particularly as it is being disposed of to a State Government entity.

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

In accordance with the DCWA and the CFWA the asset will be transferred from the Shire of Dandaragan to Water Corporation for nil consideration.

The Shire of Dandaragan’s asset register will be amended accordingly with the Jurien Bay Infill Sewer Stage 1 assets with a value of \$5,313,536.50 (exclusive of GST) to be removed from the asset register.

**STRATEGIC IMPLICATIONS**

2016– 2016 Strategic Community Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.3: Ensure timely provision of essential and strategic infrastructure	i) Advocate for improved infill sewage (design and installation) for Jurien Bay and surrounds
<i>Goal 5: Proactive and Leading Local Government</i>	
Objectives	How the Shire will contribute
5.2: High performing administration	b) Provide robust financial management and guardianship of the community’s assets c) Compliance in all legislative requirements and functions
<i>Goal 5: Proactive and Leading Local Government</i>	
BUSINESS AS USUAL	1 (k) Sewerage (advocacy) and controlled waste. 5 (f) Asset Management

**ATTACHMENTS**

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

- Water Corporation - Developer Constructed Headworks Process Guide (Doc Id: 96513)
- 20140917 DCWA Jurien Bay Infill Sewer Stage 1A (Doc Id: 96506)

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- 20140415 CFWA Jurien Bay Infill Sewer Stage 1 B (Doc Id: 96505)
- 20160822 CFWA Jurien Bay Infill Sewer Stage 1C (Doc Id: 96504)

***(Marked 9.2.1)***

VOTING REQUIREMENT

Absolute Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**That Council authorise the CEO to facilitate the disposal of Jurien Bay Infill Sewer Stage 1 Asset with a book value of \$5,313,536.50 (exclusive of GST) to Water Corporation for a nil consideration in accordance with the Developer Constructed Works Agreement and the Customer Funded Works Agreement signed with Water Corporation, as per Section 3.58 of the Local Government Act 1995.**

### 9.3 GOVERNANCE & ADMINISTRATION

#### 9.3.1 GIFTED ASSET – TURQUOISE WAY PATH

Location:	Shire of Dandaragan
Applicant:	N / A
Folder Path:	Business Classification Scheme / Council Properties / Acquisition & Disposal / Gifted Asset
Disclosure of Interest:	Nil
Date:	12 February 2018
Author:	Scott Clavton, Acting Chief Executive Officer
Signature of Author:	

#### PROPOSAL

To formally receive the 7.74km Turquoise Way path extension and associated other infrastructure into the Shire of Dandaragan's asset register as an asset received below fair value.

#### BACKGROUND

At the Ordinary Council Meeting held 24 March 2016, Council agreed to apply for and subsequently received a \$100,000 Lotterywest grant as a component of the estimated \$1,904,400 Turquoise Coast Trail extension from Beachridge Estate along the coast to Hill River.

The project was administered and undertaken by the Jurien Bay Chamber of Commerce. However, the proposed path was entirely contained on Council vested reserves and easements in the control of the Shire.

As a result, once complete the path and its associated infrastructure would become an asset of the Shire of Dandaragan.

#### COMMENT

The path itself reached practical completion on 6 May 2017, however, additional works required prior to handover to the Shire of Dandaragan including, but not limited to;

- Line Marking
- Bollards
- Fencing
- Bike racks
- Shelters

had not yet been completed.

Final invoices for all outstanding items were paid 14 September 2017.

For the purpose of adding the new asset to the Shire of Dandaragan's asset register, the 14 September is considered to official date of possession.

#### CONSULTATION

Nil

### STATUTORY ENVIRONMENT

The acquisition of an asset not included in the Annual Budget is generally controlled by Section 6.8 of the Local Government Act 1995 titled "Expenditure from municipal fund not included in annual budget". However, in the instance of the asset being acquired for no consideration, this section does not apply.

There are no other sections of the Local Government Act 1995 or its subsidiary legislation that specifically govern the treatment of gifted assets.

Local Government (Financial Management) Regulations 1996 Part 2 Regulation 5A states;

5A. Local governments to comply with AAS

*Subject to regulation 4, the annual budget, annual financial report and other financial reports of a local government must comply with the AAS.*

AASB 116 paragraph 15 states;

*15 An item of property, plant and equipment that qualifies for recognition as an asset shall be measured at its cost.*

*Aus 15.1 Notwithstanding paragraph 15, in respect of not-for-profit entities, where an asset is acquired at no cost, or for a nominal cost, the cost is its fair value as at the date of acquisition.*

### POLICY IMPLICATIONS

There are no policy implications relevant to this item.

### FINANCIAL IMPLICATIONS

To recognise the gifted asset in the accounts of the Shire of Dandaragan the following journal entries are required;

Debit – Asset / s

Credit - Asset Received below fair value (income account).

Given that the infrastructure assets class is scheduled for revaluation at 30 June 2018, and that the asset was effectively new at acquisition it is considered that actual cost approximates fair value.

STRATEGIC IMPLICATIONS

## 2016 – 2026 Strategic Community Plan

<i>Goal 1 Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.3 Ensure timely provision of essential and strategic infrastructure	b) Provide and manage footpaths, cycleways, walkways and trails for connectivity and recreation
1.5 Facilitate population and visitor attraction and growth to expand and diversify the regional economy	a) Tourism and marketing with a focus on promotion and product development based on natural assets in partnership with the Department of Parks and Wildlife

ATTACHMENTS

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

- Schedule of Payments (Doc Id: 106510)  
**(Marked 9.3.1)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

**That, effective 14 September 2017, Council in accordance with AASB116:**

- 1. receive the gifted asset of the 7.74km of Turquoise Way path extension commencing the South Western boundary of Beachridge Estate through to Hill River and associated other infrastructure, and;**
- 2. recognise;**
  - a) an infrastructure asset – Footpath to the value of \$1,639,981.88, and;**
  - b) signage as an infrastructure – other asset to the value of \$36,258.70, and;**
  - c) shelters as an infrastructure – parks and reserves asset to the value of \$79,928.21, and;**
  - d) point markers as an infrastructure – other asset to the value of \$12,892.96, and;**
  - e) fencing as an infrastructure – other asset to the value of \$7,920.00, and;**
  - f) bollards as an infrastructure – other asset to the value of \$8,715.00, and;**
  - g) bike racks as an infrastructure – other asset to the value of \$8,168.40, and;**
  - h) seating as an infrastructure – parks and reserves asset to the value of \$12,656.00, and;**
  - i) picnic setting as an infrastructure – parks and reserves asset to the value of \$10,162.70, and;**
- 3. recognise an income entry to an account entitled “Asset Received below fair value” of \$1,816,683.85.**

## 9.4 DEVELOPMENT SERVICES

### 9.4.1 DRAFT LOCAL PLANNING POLICY 8.13 – HOLIDAY HOMES

Location:	Jurien Bay & Cervantes
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Land Use and Planning / Planning / Planning Policies
Disclosure of Interest:	Nil
Date:	11 January 2018
Author:	Rory Mackay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Executive Manager of Development Services
Signature of Senior Officer:	

#### PROPOSAL

This report relates to a draft Local Planning Policy which provides direction and guidance on the appropriate location, scale and use of single dwellings, grouped dwellings or multiple dwellings for “holiday homes” and “holiday homes (large)” in residential zoned areas of Jurien Bay and Cervantes.

In summary the policy objectives are:

- i. To recognise the increasing market demand for holiday accommodation and to provide operators and other stakeholders with clarity on the issues that the local government wishes to address.
- ii. To establish clear guidelines whereby holiday homes can be permitted and controlled in the central residential areas highlighted in the Local Tourism Planning Strategy.
- iii. To encourage the development of holiday homes in areas of high tourist amenity and attraction and in proximity to relevant services.
- iv. To ensure that these types of uses do not comprise the amenity of residential areas or nearby residents.
- v. To support the role of holiday homes as part of the tourism industry.
- vi. To encourage the provision of good quality, well managed holiday homes.

A copy of draft Local Planning Policy 8.13 - Holiday Homes is provided as an attachment to this report.

#### BACKGROUND

With the growing trend of short stay commercial holiday home accommodation in tourist areas Australia wide it has been a long term goal of the Shire to draft and adopt a Local Planning Policy to provide greater regulation of the topic.

Strategic guidance for the creation of such a policy is given by the Shire’s *Local Tourism Planning Strategy* adopted in 2012, the WAPC’s *Planning Bulletin 99: Holiday Homes Guidelines* released in 2009 and WALGA’s *Short-term Rental Accommodation and the*

*Sharing Economy Discussion Paper* released in 2017. These documents formed the basis of in-depth research into Holiday Home regulation by Australian Local Governments. The key issues of this study compatible to the Shire are reflected in the draft policy.

One of the major contemporary concerns with holiday homes is the introduction and use of peer to peer online organisations such as Airbnb and Stayz. These platforms do not own the properties listed on their internet sites; rather they simply connect customers and providers, facilitating the financial transaction between the two parties virtually. As a result, many of the listings on these platforms have been located in residential buildings and neighbourhoods that have not traditionally contained short-term rental accommodation. To aid regulation, some of these organisations require users listing a property to agree to certain codes of conduct, but this is not consistent across the board. Furthermore, these online platforms do not generally require users to provide any evidence that they obtained any necessary approvals to list a property for short-term accommodation purposes. With this in mind, due diligence will need to be taken in identifying, contacting and notifying all current holiday home operators from the variety of sources of the future adoption of this policy to ensure full regulation of the target audience.

#### COMMENT

Council should consider that it is preferable to support the use of houses for holiday accommodation subject to specific controls as the benefits outweigh the dis-benefits. This policy will be useful in offering clarity and guidance through the prescription of standards for holiday home operators in residential zoned land of Jurien Bay and Cervantes. In summary these standards include:

- I. Preferred locations of holiday homes as per the *Local Tourism Planning Strategy*.
- II. Limiting the maximum number of people to be accommodated in a holiday home to six and twelve in a holiday home (large).
- III. Ensuring a minimum of 2 on-site car parking bays for a holiday home and a minimum of 3 on-site car parking bays for a holiday home (large), with additional space allocated for trailer parking.
- IV. Requirement of a management plan which will include:
  - a) the number of bedrooms proposed to be used at any time for short stay accommodation;
  - b) the maximum number of occupants to be accommodated at any time in the Holiday Home;
  - c) the name, address and contact details of a nominated 24 hour contactable local manager/caretaker within the vicinity of the property;
  - d) a Code of Conduct that outlines occupant rules;
  - e) a Complaints Management Procedure;

- f) a Registers of Tenants, made available to the shire on request; and
- g) details of cleaning and waste management.
  - ii. Requirement of a fire and emergency plan.
  - iii. Creation of a holiday homes register by the Shire.
  - iv. Noncompliance and cancellation procedures.
  - v. Voluntary accreditation of holiday home operators.

It is viewed that such a policy will prove beneficial in informing applicants of the requirements to be met prior to the lodgement of a planning application and ongoing management post approval. Similarly, the process will be streamlined through clear delegation to staff to approve the application based on full compliance with the policy standards.

#### CONSULTATION

In accordance with Local Planning Scheme No.7 the Council as a minimum is required to advertise the draft Policy at least once per week for two consecutive weeks in a local newspaper requesting submissions be lodged within a period of no less than 21 days.

#### STATUTORY ENVIRONMENT

The ability to prepare a Local Planning Policy is afforded to the Council under the Shire of Dandaragan Local Planning Scheme No.7. The Scheme allows the Shire to prepare policies in respect to any matter related to the planning and development of the Shire. Policies may apply to a particular class or matter and relate to one or more parts of the Scheme area. The Scheme allows Council to amend or rescind its planning policies.

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under the Scheme.

#### POLICY IMPLICATIONS

As outlined above.

#### FINANCIAL IMPLICATIONS

There will be a cost involved in publishing a notice of advertising the draft policy; this is, however, covered in the adopted budget.

#### STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and Leading Local Government</i>	
Objectives	How the Shire will contribute
Business as usual	g) Policies and Procedures

The draft policy will assist in the procedural and governance aspects of the Shire's development control responsibilities. Generally and for the most part local planning policies are formulated within the legal framework prescribed by legislation and aligned with the strategic direction as set by the Council. These policies aim at prescribing minimum standards acceptable to the Council in consideration of community sentiment for various types of development and land use. Additionally, these policies also aid in providing a foundation for delegation to be set in order to assist in streamlining the approval processes and establishing relative levels of compliance.

#### ATTACHMENTS

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

- Draft Local Planning Policy 8.13 Holiday Homes (Doc Id: 104622)

**(Marked 9.4.1)**

#### VOTING REQUIREMENT

Simple Majority

#### **OFFICER RECOMMENDATION**

**That Council pursuant to the Shire of Dandaragan Local Planning Scheme No.7 adopt for the purpose of advertising draft Local Planning Policy 8.13 – Holiday Homes as provided as an attachment to this report, and proceed to publish a notice twice in the local newspapers seeking public comment for a minimum period of 21 days**

### 9.4.2 CARPENTER BEEF PTY LTD – APPLICATION FOR RENEWAL OF PLANNING APPROVAL – JOANNA PLAINS PEAKER PROJECT

Location:	Lot 3907 Brand Highway, Cataby
Applicant:	Carpenter Beef Pty Ltd
Folder Path:	Development Services Apps / Development Application / 2018
Disclosure of Interest:	None
Date:	30 January 2018
Author:	Rory Mackay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Executive Manager of Development Services
Signature of Senior Officer:	

#### PROPOSAL

The proponent is seeking renewal of planning approval for the establishment of the Joanna Plains Peaker Project on Lot 3907 Brand Highway, Cataby.

#### BACKGROUND

At its meeting on the 24 November 2011, Council granted conditional planning approval to the Joanna Plains Peaker Project for a period of 2 years. The conditions of approval are as follows:

1. *The proponents shall provide a Traffic Management Plan to Main Roads Western Australia and the Shire of Dandaragan prior to the commencement of construction. The Traffic Management Plan shall address;*
  - *Transportation of materials to the project site;*
  - *Obtaining the necessary written approvals / permits from Main Roads Western Australia Heavy Vehicle Operation Branch; and;*
  - *The transport of all divisible and indivisible loads and acquisition of necessary permits for transport of these loads.*
2. *The proponents shall provide road signage to the specification and satisfaction of Main Roads Western Australia;*
3. *Following the submission of the application for planning approval, if the proponent proposed changes resulting in significant additional environmental impact in the opinion of the Shire of Dandaragan, these changes shall not be undertaken without prior consultation with the Shire of Dandaragan and the Environmental Protection Authority Service Unit;*
4. *The proponents are required to obtain a clearing permit in accordance with the provisions of the Environmental Protection (clearing of native vegetation) Regulations 2004 in the case of any proposal to clear existing remnant vegetation on the site to the satisfaction of the Department of Environment and Conservation;*
5. *The Joanna Plains Peaker Project shall comply with the Environmental Protection Authorities Guidance Statement No.3 for "Electric Power Generation";*

6. *Prior to the commencement of construction, the proponents shall commission third party noise modelling studies to demonstrate the final design complies with the relevant noise limits outlined in this approval;*
7. *The proponent shall ensure that no nesting birds of the endangered species Carnaby's Black Cockatoo are disturbed by any resulting works such as realignment of fence lines through or near mature trees;*
8. *Decommissioning of the plant and equipment on the subject land will commence within a period of 12 months from termination of operations and to be completed within a time period to the satisfaction of the Shire of Dandaragan. This will occur following submission by the proponent of a plan outlining the process of decommissioning;*
9. *Planning consent is granted for a maximum period of two years from the date of this approval during which time the development must be substantially commenced;*
10. *The proponent is advised that planning approval is not a building licence. A building licence must be formally applied for and obtained from Building Services before commencement of any site and / or development works; and*
11. *That following completion of the construction of the project, the Chief Executive Officer be authorised to request the proponent to undertake screen planting sufficient to screen the development from the Brand Highway.*

At the Council meeting held on 26 September 2013, a 2 year extension was granted for the project;

That Council:

1. *pursuant to Clause 10.5.2 of the Shire of Dandaragan Local Planning Scheme No.7 grant a two year extension to the planning approval granted 24 November 2011 for the Joanna Plains Peaker Project on Lot 3907 Brand Highway, Cataby resulting in the revised expiry date of 24 November 2015; and*
2. *that the applicant be advised the extension of time to the current planning approval does not alter the conditions of approval nor afford a right of appeal to the State Administrative Tribunal. The decision relates to the period of time upon which construction work must have substantially commenced as determined by the Council.*

At the Council meeting held on 17 December 2015, a further 2 year extension was granted for the project;

That Council:

1. *pursuant to Clause 10.5.2 of the Shire of Dandaragan Local Planning Scheme No.7 grant a two year extension to the planning approval granted 26 September 2013 for the Joanna*

- Plains Peaker Project on Lot 3907 Brand Highway, Cataby resulting in the revised expiry date of 18 December 2017; and*
2. *that the applicant be advised the extension of time to the current planning approval does not alter the conditions of approval nor afford a right of appeal to the State Administrative Tribunal. The decision relates to the period of time upon which construction work must have substantially commenced as determined by the Council.*

*Advice Note:*

*Council advise the applicant that a further extension of the Planning Approval will not be supported at the expiry of this approval in December 2017*

The proposal is to construct and operate a 106MW “peaking” dual fuel (diesel and gas) open cycle gas turbine power station that will efficiently supplement electricity generation during times of high electricity demand in the Mid-West Region. The project will be capable of being a standalone unit or being aligned with other wind farm projects.

The project will be located on Lot 3907 being a site characterised by gently undulating, cleared pasture lands. No native vegetation or significant habitats will be disturbed as a result of the development and construction will be carried out under best management practices.

COMMENT

The Shire of Dandaragan Local Planning Scheme No.7 permits Council to grant extensions to planning approval under clause 65 of the Deemed Provisions.

The proponent lodged an application after the expiry of the permit being 5 January 2018. In granting an extension it should be made clear to the proponent that the Council’s decision does not provide an avenue to change any of the current conditions of approval nor afford a right of appeal to the State Administrative Tribunal. The decision merely relates to the period of time upon which construction work must have substantially commenced, generally interpreted as ‘slab on the ground’, or in this instance could mean footings completed.

The previous planning approval extension provided advice to the applicant that future extension of planning approval would not be supported by Council. A letter attending to this matter was provided with the planning application, whereby Ivan Chan of Carpenter Beef stated the following:

*While we note that the Shire’s letter of 21 December, 2015 advised that a further extension of the Planning Approval would*

*not be supported, we believe the project remains a viable and the continued support of the Shire in the form of extending the Planning Approval will assist with the Company's ambition to see the project through to completion.*

*In support of our application we advise:*

1. *The Company changed ownership in 2015. The financial arrangements for the change of ownership required the Company's new owner to raise additional capital. This was not completed until 2017 and in the interim strained the financial resources of the Group. It also involved the Company in protracted legal disputes on the contract terms. All this has been resolved and the new investors who became involved in 2017 have indicated their support to the long term development of the Joanna Plains property including completion of the abattoir under construction and other agricultural activities. In addition the new investors are keen to progress renewable energy projects supported by the Gas Peaker Project.*
2. *The Company is not aware of any changes in land ownership in the vicinity of the project's location. Land immediately surrounding the project location is either owned by the Company or Iluka Resources Limited for mineral sands mining projects or Crown Land on which Tronox operates mineral sand mines.*
3. *We retained Dan Cannon of Power Assist Consulting who reviewed government legislation and regulation impacting the project development and advised there have been no changes in the past two years which would affect the project. He did note "that the State Government recently announced its intention for carry out electricity sector reforms to allow improved access to Western Power's network and improve Reserve Capacity pricing signals. The timeframe for these changes are not yet established but a final recommendation for the detailed design and implementation of these changes is due to be published by the Department of Treasury, Public Utilities Office in September 2018. These changes are expected to have a positive impact for the prospects of the Joanna Plains Peaker Project proceeding."*
4. *We also asked Dan Cannon to review when construction could commence and his report concluded:  
"Provided that development work for the project continues it is our opinion that the earliest time that construction activities could commence would be in late 2019. It must be understood, however, that continuing support for the project from the Shire of Dandaragan through the Development Approval remaining on foot will be important, and in the case of the AEMO, essential for the project to progress."*

Lot 3907 is located on a property in the Cataby area approximately 160km north of Perth and approximately 21km west of the Dandaragan town site. The subject land is commonly known as Joanna Plains. The Joanna Plains farm is a 6950 hectare property comprising of four separate Certificates of Title. The particular Certificate of Title affected by this application is commonly referred to as "Marianas".

The proposed development site comprises of an area of 1751 hectares, immediately west of the Brand Highway and is currently used for the grazing of cattle. This site was selected as the most suitable location because of the location of required infrastructure. The Dampier to Bunbury natural gas pipeline is located 11km from the proposed site, whilst the Parmelia gas pipeline is located less than 500m from the proposed site. A 132kV power line held by Western Power traverses the site from south-east to north-west. A 330kV easement also traverses the site and Western Power is in the process of upgrading the 132kV to 330kV as part of their Pinjar to Eneabba transmission line project.

The site is currently used for grazing and was cleared some 20 to 30 years ago. The Joanna Plains farm is located on land zoned "Rural" under the Shire of Dandaragan Local Planning Scheme No.7. Land to the east of the site is also zoned Rural however, land to the north and south is reserved for "Public Purposes" and the land to the immediate west is reserved for "Conservation".

The applicant advises that the following components are proposed to be used in this project:

- 2 x 60MW generators i.e. operating capacity of 106MW;
- Control room;
- Fuel oil skid;
- Gas skid;
- 18 metre exhaust stack;
- Maintenance / storage building;
- Water treatment building; and
- Fuel tanks.

It is proposed that the plant is designed and intended to be run on a remote basis. The units are capable of operating on dual fuel basis meaning the turbines can function on various fuels including bio diesel, diesel or natural gas. The units are designed as a small modular configuration that is primarily constructed offsite and prefabricated modules are transported to site and basically bolted onto the concrete slab. Each turbine can operate either independently or in sync with the other. This allows the two turbines to be progressively brought online within a short period to meet electricity demand. This means the Joanna Plains Project has the capacity to efficiently operate to a minimum output of 15MW through to a maximum output of 106MW.

The proposed substation will occupy 10% of the total area being approximately 4000 square metres and house the outdoor switch gear and a control room fitted out with switch gear, protection, metering and communication equipment.

Access to the proposed site will be located along the northern boundary of the Mariana's paddock and is directly available from the Brand Highway via a new road of approximately 1500 metres. If necessitated, the land owner is agreeable to including the proposed access drive within a dedicated easement. The access road design and the construction will need to suit the sandy soils with possible suitable construction material located about 10 kilometres away. The proposed vehicle manoeuvring area will be constructed to a suitable standard to accommodate heavy rigid vehicles and will enable all vehicles to enter and exit the site in forward gear after performing no more than a 3 point turn. This access is the subject of a submission from Main Roads Western Australia.

General temporary facilities required for construction will include:

- Site sheds and offices;
- Ablution facilities;
- Crib room;
- Covered external area;
- Lay down areas; and
- Small car park.

Application for these temporary facilities will be the subject of a separate application for planning approval. These facilities will be removed following construction and all areas disturbed will be rehabilitated. It is anticipated that the initial construction phase would be completed within six months of onsite works commencing.

#### CONSULTATION

All landowners within a 5km radius of the proposed development were advised by letter of the proposed extension of planning approval. No responses were received. As no changes in comments were received from State authorities in the previous instances of planning approval renewal, none were consulted for this renewal.

#### STATUTORY ENVIRONMENT

Local Planning Scheme No 7

#### POLICY IMPLICATIONS

There are no policy implications relevant to this item.

### FINANCIAL IMPLICATIONS

The applicant has paid a sum of \$1000 for extension of the planning approval.

### STRATEGIC IMPLICATIONS

- Local Planning Strategy - Rural Land Use and Settlement 2012.
- Draft Local Planning Strategy 2016.
- 2016 – 2026 Strategic Community Plan:

<i>Goal 1: Great Place for Residential and Business Development</i>	
<b>Objectives</b>	<b>How the Shire will contribute</b>
1.2 Ensure effective and efficient development and building services	a) Process development applications and undertake building regulation functions and services
<i>Goal 5: Proactive and Leading Local Government</i>	
5.3 Ensure community is well informed and facilitate community engagement in visioning, strategic planning and other significant decisions that affect the community	a) Consult and engage with the community on issues, projects and decisions that affect them

### ATTACHMENTS

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

- Letter from Carpenter Beef - Request for Extension of Planning Approval (Doc Id: 105384)
- Letter from Dan Cannon of Power Assist Consulting on the status of the Joanna Plains Peaker Project (Doc Id: 105385)
- Site plan (Doc Id: 16078)
- Separation plan (Doc Id: 16080)
- Infrastructure plan (Doc Id: 16083)

**(Marked 9.4.2)**

### VOTING REQUIREMENT

Simple Majority

### **OFFICER RECOMMENDATION**

**That Council:**

- 1. Pursuant to Clause 65 of the Deemed Provisions of the Shire of Dandaragan Local Planning Scheme No.7 grant a three year extension to the planning approval granted 17 December 2015 for the Joanna Plains Peaker Project on Lot 3907 Brand Highway, Cataby resulting in the revised expiry date of 22 February 2021; and**
- 2. That the applicant be advised the extension of time to the**

**current planning approval does not alter the conditions of approval nor afford a right of appeal to the State Administrative Tribunal. The decision relates to the period of time upon which construction work must have substantially commenced as determined by the Council.**

### 9.4.3 JURIEB BAY COUNTRY GOLF CLUB – SIGNAGE FOR STATE SAND GREEN CHAMPIONSHIPS

Location:	Jurien Bay
Applicant:	Jurien Bay Country Golf Club
Folder Path:	Business Classification Scheme / Laws and Enforcement / Licensing / Signs and Hoardings
Disclosure of Interest:	None
Date:	30 January 2018
Author:	Rory Mackay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Executive Manager of Development Services
Signature of Senior Officer:	

#### PROPOSAL

Jurien Bay Country Golf Club is seeking approval for the erection of a sign for a period six months at both the northern town entry and a central location of Jurien Bay.

#### BACKGROUND

Jurien Bay Country Golf Club has been awarded the prestigious State Sand Green Championships, which will be held at the Club from the 9th to the 12 August 2018. The championship is a Golf WA sanctioned event with approximately 200 players on each of the four days. In addition to the players there will be an influx of supporters that will give a boost to the town during the tourist off season.

The Club is seeking approval from Council to erect signs for a period of six months at the northern town entry and a central location of Jurien Bay to advertise the event and promote the town. These signs are same design used for the event in Brookton last year, with the dimensions of 1.5m x 1m (see attachment (Doc ID: 105400)). Signs with the details for Jurien Bay are yet to be printed.

These signs are not classified as exempt signs under Schedule 5 of Local Planning Scheme No.7 and Local Planning Policy 8.6 Advertising Devices and therefore require Council approval to obtain a Signs and Hoardings Licence.

#### COMMENT

The signs will contain the following design standards listed in clause 1.1 - Design and Amenity of LPP 8.6:

- Simple and provide for instant recognition.
- Not contain any discriminatory or offensive material.
- Be structurally sound and capable of withstanding any forces to which it would be reasonably subjected to without collapsing, deforming or moving from the position on which it was erected or displayed.

In terms of the locations of the signs: the first will be placed near the northern entry of Jurien Bay in an area adjacent to the bushfire risk and Lions Market signs and hoardings; while the second would be placed centrally on Bashford Street opposite the end of Nineteenth Street near the existing Golf Club signage.

Placing the signs in these locations satisfies the following relevant standards of clause 1.2 – Safety of LPP 8.6:

- Not obstruct the passage of or so as to create a hazard for vehicles or pedestrians.
- Not be located such that it obscures or is likely to be confused with traffic signals or signs.

Furthermore the signs satisfy clause 3.1 - Signage within Road Reserves outside designated tourist precincts of LPP 8.6:

*3.6.1 Council will consider approving a planning application for a sign advertising a tourist attraction, community association or not for profit organisation on properties, buildings or reserves that are not directly related to that sign outside the designated tourist precincts, in the following circumstances:*

- I. Where the proponent can satisfy Council as to the community economic and/or social merits of erecting such signage or advertising; and*
- II. Where the sign falls within the definition of 'Special Events Sign', and will be only placed on the property, buildings or reserves for the period that the special event is being run.*

Given the signs' minimal amenity impacts, contrasted to their positive tourism benefit, safe and recognisable location and short licence requirement, it is the Officer's recommendation Council approve the application for a Signs and Hoardings Licence for the required period of six months.

#### CONSULTATION

Nil

#### STATUTORY ENVIRONMENT

- Local Planning Scheme No 7

#### POLICY IMPLICATIONS

- Local Planning Policy 8.6 Advertising Devices.

#### FINANCIAL IMPLICATIONS

The applicant will be required to pay a sum of \$30 for a Signs and Hoardings Licence if approval is given by Council.

#### STRATEGIC IMPLICATIONS

2016-2026 Strategic Community Plan

**AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 FEBRUARY 2018**

*Goal 1: Great Place for Residential and Business Development*

<b>Objectives</b>	<b>How the Shire will contribute</b>
1.2 Ensure effective and efficient development and building services	a) Process development applications and undertake building regulation functions and services

**ATTACHMENTS**

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

- Letter from Jurien Bay Country Golf Club (Doc Id: 105400)
- Brookton 2017 Sign (Doc Id: 105400)

***(Marked 9.4.3)***

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION**

**That Council grant approval for a Signs and Hoardings Licence to the Jurien Bay Country Golf Club for a period of 6 months from 22 February 2018 to 22 August 2018.**

#### 9.4.4 THIRD PARTY APPEAL RIGHTS IN PLANNING – WALGA DISCUSSION PAPER

Location:	Whole of Shire
Applicant:	N/A
Folder Path:	Business Classification Scheme / Government Relations / Local and Regional Liaison / WALGA
Disclosure of Interest:	None
Date:	6 February 2018
Author:	David Chidlow, Executive Manager Development Services
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

Council to consider a preferred model for Third Party Appeal Rights in Planning in Western Australia and advise WALGA of Council's preferred model.

#### BACKGROUND

In December 2016, WALGA State Council resolved to undertake research on third party appeals around Australia and further consult with members regarding its current policy position. The Association prepared a discussion paper which provided background on the development of WALGA's position and a review of the arguments both for and against third party appeals which was then circulated to the Local Government sector for comment and feedback.

The submissions received on the discussion paper were collated into four options which broadly capture the range of responses in support of Third Party Appeals (see attached report for the complete list of options). Two workshops were held on 1 November 2017, and a webinar held on 9 November 2017 to review these options with members and determine a preferred model for any proposed rights. The workshops had 40 attendees (35 officers and 5 Elected members), representing 25 local governments. The attached report discusses the outcomes of this consultation process.

The purpose of the consultation was to determine members' preferred model for any proposed appeal rights. Based on the outcomes of the workshops, the Association is requesting that members consider the following as the preferred model for Third Party Appeal Rights in Planning in Western Australia:

Support the introduction of Third Party Appeal Rights for decisions made by Development Assessment Panels

Members are requested to advise their support or otherwise of this model of Third Party Appeal Rights by Council Resolution, to be returned to the Association no later than 15 March 2018. Upon

receipt of the resolutions, a report will be presented to State Council for further consideration

This matter was raised in the January 2018 Council meeting from CIB Item 9.5.16 (Doc ID 102903).

### COMMENT

The 4 options discussed in the attachment are as follows;

1. Support the introduction of Third Party Appeal Rights for decisions made by Development Assessment Panels: Under this system, third party appeals would be broadly similar to the New South Wales system whereby appeal rights are limited to uses such as major developments where the development is high impact and possibly of state significance. This would include the ability to appeal amendments to an existing approval.
2. Support the introduction of Third Party Appeal Rights for decisions where discretion has been exercised under the R-Codes, Local Planning Policies and Local Planning Schemes: Under this system, third party appeals would be broadly similar to the Tasmanian system whereby third party appeals are limited to development applications where discretion has been exercised. This would include the ability to appeal an amendment to an existing approval.
3. Support the introduction of Third Party Appeal Right against development approvals: Including all development application approvals made by Local Governments, JDAPs and the Perth DAP, MRA or WAPC. This would include appeal rights for affected neighbours and community groups for applications and the ability to appeal amendments to an existing approval.
4. Support the introduction of Third Party Appeal Rights against development approvals and/or the conditions or absence of conditions of an approval: Under this system, third party appeals would be broadly similar to the Victorian system whereby the provision of third party appeal rights cover most development applications and the use of, or lack of, any conditions being imposed. This would include the ability to appeal an amendment to an existing approval.
5. Other - as a range of options were provided by members, any alternate versions to the above, or combination of the above could be proposed, including maintaining WALGA's current policy position of not supporting Third Party Appeal Rights.

The following is taken from the draft discussion paper on the pros and cons of third party appeals (summarised).

### **Arguments for Third Party Appeals**

Legitimate interest – A strong argument is made that neighbouring landowners, occupiers and members of the community often have

a very legitimate interest in whether development occurs and the form of that development.

Improved participation and decision making – It is often noted that planning is a communicative process which needs to embrace the public in meaningful ways. Third party appeals would have the potential to increase avenues for public engagement with planning, and may deliver better planning decisions as an empowered public, with increased opportunities for participation, can result in improved planning outcomes.

Improved consultation – Third party appeal rights may encourage developers to deal with the local community in a more engaging manner and places pressure to concede or improve design elements where appropriate and reasonable to do so.

Improved transparency – Applicant appeals are a means by which decision-making can be checked and provide property owners a recourse to an independent review body as a safeguard against inconsistent decisions.

### **Arguments against Third Party Appeals**

Legitimate interest and third party appeals – Many authors note that the traditional view of appeal rights holds that the only parties with a direct interest in a development application are the applicant and the responsible authority; meaning property owners are the only ones who should have the right to appeal over their land and that they should be able to use their property with minimal external interference. Therefore, Third Party Appeal Rights, if not clearly defined, may allow individuals to take part in planning decisions in which they have no direct interest. This can lead to opposition on non-planning grounds, rather than because of an issue with the merit or substance of the proposal.

Loss of representation – This arguments states that the appeals process shifts decision making for development applications away from Local Government and therefore away from the locally elected representation.

Current planning processes provide opportunities to participate – A strong argument against Third Party Appeal Rights is that proactive public engagement, participation and collaboration in policy formation and strategic planning is preferable as these processes focus on higher order engagement which leads to better policy and greater certainty in the process and outcome.

Not representative of the broader community- The idea of equity of access to planning decisions is often cited in the literature as a justification for third party appeal rights, however some research reviewed found that the majority of people lodging third party appeals come from a well-organised, well-connected and well-

resourced segment of the community, which raises the question of how representative these objections are of the wider community's views.

Impact on the decision making process – Researchers argue that the introduction of Third Party Appeal Rights will lead to increased cost and delays, and the possibility of appeals being lodged because of vexatious or commercial interests, not because of genuine planning matters.

Failure to determine/Deemed Refusal – While researching multi-unit development in Victoria, Cook et al (2012) found that as the volume of objections to a development application increases, so too does the likelihood of appeal to VCAT.

Turning planning into a 'numbers game' – Some researchers noted the existence of third party appeals may lead members of the community to believe that the number of objections in and of itself is a way of engaging in the planning process and prevent developments they do not support (Planning Institute of Australia (NSW Division) 2012) (Hurley et al 2013). However, in order to be considered by the responsible authority, an objection needs to be about a valid planning concern. As a result the community's expectations about how it can influence the planning system may not be met.

WALGA have recommended that there only be opportunity for third party appeals where the development is sufficiently large or significant that it would warrant potential appeals as detailed in option 1 above. This would avoid many of the issues mentioned above.

#### CONSULTATION

Nil

#### STATUTORY ENVIRONMENT

- Local Planning Scheme No 7
- Planning and Development Act

#### POLICY IMPLICATIONS

There are no local policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

The cost of staff time and legal assistance in dealing with multiple appeals will increase budgetary expenditure.

STRATEGIC IMPLICATIONS

## 2016 – 2026 Strategic Community Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.4 Ensure Shire is "open for business" and supports industry and business development	b) Identify and engage with future new business and industry opportunities
1.5 Facilitate population and visitor attraction and growth to expand and diversify the regional economy	a) Tourism and marketing with a focus on promotion and product development based on natural assets in partnership with the Department of Parks and Wildlife

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.2 Ensure effective and efficient development and building services	a) Process development applications and undertake building regulation functions and services

<i>Goal 5: Proactive and Leading local Government</i>	
Objectives	How the Shire will contribute
5.6 Implement sound corporate governance and risk management	h) Maintain and implement up to date policies and procedures (including delegations)

ATTACHMENTS

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

- WALGA Results of Discussions on Third Party Planning Appeal Rights (Doc Id: 102903)  
**(Marked 9.4.4)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

**That Council advise the Western Australian Local Government Association (WALGA) that Council supports option 1 being “the introduction of third party appeal rights for decisions made by Development Assessment Panels” in the WALGA report on the outcomes of consultation with members on third party appeal rights in planning 2017.**

### 9.4.5 FINAL ADOPTION SCHEME AMENDMENT NO.35 - JURIEB BAY CITY CENTRE STRATEGY

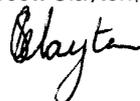
Location: Jurien Bay City Centre  
 Applicant: Shire of Dandaragan  
 Folder Path: Business Classification Scheme / Land Use and Planning / Planning Scheme / Amendment 35  
 Disclosure of Interest: None  
 Date: 8 February 2018  
 Author: David Chidlow, Executive Manager Development Services

Signature of Author:



Senior Officer: Scott Clayton, Acting Chief Executive Officer

Signature of Senior Officer:



#### PROPOSAL

The purpose of this report is for Council to consider submissions to Scheme Amendment 35 Jurien Bay City Centre Strategy (JBCCS) and final adoption (with modifications) of the Amendment to rezone and introduce various zoning controls over the various landholdings within the JBCCS Plan Area ('the subject land') under the Shire of Dandaragan Local Planning Scheme No.7 (LPS 7).

The rezoning introduces appropriate management controls relating to land use and development, to provide for a sustainable form of development as envisaged by the JBCCS Plan.

The Scheme Amendment also provides an opportunity to update elements of LPS 7 to be more consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'). However, the Amendment is not intended to be the mechanism for a comprehensive review of LPS 7 as required under regulation 65 of the Regulations, which shall be undertaken at a later stage.

#### BACKGROUND

The JBCCS Plan was adopted by the Shire of Dandaragan in 2012. The JBCCS Plan provided a clear direction for the future planning, development and management of the Jurien Bay City Centre. The adoption of the JBCCS Plan followed extensive public consultation and engagement, which indicated that the existing community values recognised the laid back and friendly character of the town, but also recognised the future potential of the town and the need to address deficiencies and aspects that should be improved.

The implementation of the plan is highly dependent on provision of mains sewer being constructed in the town centre precinct. With the completion of the sewer pump station and commencement of works for various stages of infill sewer, it is timely for the Shire of Dandaragan to implement a Scheme Amendment to support more intense development and allow for

future sewer dependent development as envisaged in the JBCCS Plan. Another trigger that supports zoning changes is the opportunity for redevelopment of Lot 96 Bashford Street, which is currently constrained by virtue of the existing zoning from being redeveloped as envisaged under the JBCCS Plan.

The subsequent Scheme Amendment 35 was adopted for advertising at the October 2017 Council Meeting. At this meeting Council resolved the following:

#### OFFICER RECOMMENDATION

That Council:

Resolve pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning Lots 283-289 Heaton St from Residential R12.5 to Tourist.
2. Rezoning Lots 1&2 Hasting St and Lots 251-258 Bashford St Residential R12.5 to Tourist.
3. Rezoning Lots 429 – 434 from Residential R12.5 to Tourist.
4. Rezoning Lots 37 & 38 Grigson St and Lots 50-60 Padbury St from Residential R12.5 to Tourist.
5. Rezoning Lots 1 & 2 Heaton St and Lot 690, 11 & 12 Dalton St and pt Lot 259 – 262 and Lots 369 & 370 and pt Lot 1215 Doust St from Residential R12.5 to Mixed Use.
6. Rezoning Lots 162 Batt St and Lots 130-142 Bashford St and Lots 143 & 144 Whitfield Rd from Residential R12.5 to Mixed Use.
7. Deleting Additional Use 4 and rezoning Lots 129 Batt St from Residential R12.5 to Mixed Use.
8. Deleting Additional Use 1 and rezoning Lots 1 & 2 Padbury St, Lots 78-81, 92, 96-98 Cook St and Lot 95 Bashford St from Residential R12.5 to Mixed Use.
9. Recoding all residential zoned lots within the City Centre area from Residential R12.5 to Residential R12.5/25.
10. Reclassifying Lot 675 Bashford St from Public Purposes: Fire Services to Public Purposes: Emergency Services.
11. Reclassifying Lot 674 & 676 Bashford St from Public Purposes: Church to Public Purposes.
12. Reclassifying Lot 125 Bashford St from Public Purposes: Utility to Public Purposes: Emergency Services.
13. Introducing objectives for the Mixed Use zone under Clause 3.2 as follows:
  - *To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
  - *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances*

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*detrimental to the amenity of the district or to the health, welfare and safety of its residents.*

14. Introducing an additional objective for the Tourist Zone under Clause 3.2 as follows:
  - *To allow limited residential uses where appropriate.*
15. Deleting Clause 4.2.6 and introducing Clause 4.3.1 and 4.3.2 as follows:
  - '4.3.1 *Within areas that are dual coded on the Scheme Map, development and subdivision in accordance with the higher code shall only be supported where reticulated sewerage is available.'*
  - '4.3.2 *For lots coded R12.5/25, the Council may support development or subdivision to a maximum density of R30 where the lot is located on a corner, complies with the provisions of the R30 density coding, an approved development approval and any related Local Planning Policy.'*
16. Introducing Clause 4.3.3 as follows:
  - '*Within the City Centre, the Residential Design Code for any mixed use, multiple dwelling or, where permissible, grouped dwelling development in the Mixed Use or Tourist Zone shall be up to a maximum of R80. In order to qualify for residential development up to R80, a local planning framework in the form of a Local Development Plan or Local Planning Policy should be developed which would establish design guidelines addressing matters including, but not limited to achieving high quality built form, site responsive design, mixed uses, landscaping, efficient access and parking.'*
17. Amending the Table 1: Zoning Table by introducing the permissibility of use classes under the Mixed Use zone and amending various land use permissibility anomalies as indicated in bold text as follows:

**TABLE 1: ZONING TABLE**

*Special Use Zone: Use in accordance with Schedule 4 Special Development Zone: Use in accordance with Schedule 8*

Use Classes	P-Permitted			D – Discretion			A – Advertising		X – Not Permitted		
	Residential	Commercial	Industrial	Harbour	Marine Services	Mixed Use	Rural	Rural Residential	Tourist	Special Development	
Aged or Dependent Persons	A	X	X	X	X	X	X	X	D		
Agriculture Extensive	X	X	X	X	X	X	P	X	X		
Agriculture Intensive	X	X	X	X	X	X	D*	X	X		
Agroforestry	X	X	X	X	X	X	D*	X	X		
Animal Husbandry Intensive	X	X	X	X	X	X	D*	X	X		
Aquaculture	D	D	D	D	D	X	D	X	X		
Bed and Breakfast	A	P	X	X	X	P	A	D	P		

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Cabin	X	X	X	X	X	X	A	A	P
Caravan Park	X	X	X	X	X	X	X	X	P
Caretakers Dwelling	D	D	D	D	X	D	D	D	D
Chalet	X	X	X	X	X	X	A	A	A
Child Care Premises	X	D	X	X	X	D	X	X	X
Cinema / Theatre	X	P	X	X	X	D	X	X	P
Civic Use	X	D	X	A	X	D	X	X	D
Club Premises	X	D	X	D	X	D	X	X	D
Community Purposes	X	D	X	D	X	D	A	X	D
Consulting Rooms	A	P	D	X	X	P	X	X	X
Convenience Store	A	P	D	X	D	D	X	X	D
Corrective Institution	X	X	D	X	X	X	D	X	X
Cottage Industry	A	D	P	X	X	D	D	D	D
Single House	P	D	X	X	X	X	P	P	D
Educational	D	D	X	D	X	D	X	X	X
Exhibition Centre	X	D	D	X	X	D	X	X	X
Extractive Industry	X	X	X	X	X	X	A	X	X
Fast Food Outlet	X	P	D	D	D	D	X	X	D
Fuel Depot	X	X	A	D	D	X	X	X	X
Funeral Parlour	X	A	D	X	X	X	X	X	X
General Industry	X	X	P	X	X	X	X	X	X
Group Dwelling	A	X	X	X	X	X	X	X	D
Holiday House	D	X	X	X	X	P	P	P	P
Home Occupation	D	D	X	X	X	D	P	D	D
Hospital	X	D	X	X	X	X	X	X	X
Hotel	X	P	X	A	X	A	X	X	P
Industry Rural	X	X	P	X	X	X	A	X	X
Light Industry	X	X	D	D	D	X	X	X	X
Market	X	P	D	X	X	D	X	X	D
Mining Industry	X	X	P	X	X	X	A	X	X
Motel	X	P	X	X	X	A	X	X	P
Motor Vehicle Repairs	X	P	P	X	X	X	X	X	X
Multiple Dwelling	A	X	X	X	X	P	X	X	D
Night Club	X	D	X	X	X	X	X	X	P
Office	X	P	A	D	D	P	X	X	X
Roadhouse AMD 6 GG 30/11/12	X	D	X	X	X	X	X	X	X
Park Home	X	X	X	X	X	X	X	X	P
Place of Worship	A	X	X	X	X	D	A	X	D
Reception Centre	X	D	X	X	X	D	X	X	D
Residential Building	D	X	X	X	X	D	X	X	D
Resort	X	X	X	P	X	A	A	X	P
Restaurant	A	P	X	A	D	P	X	X	P
Rural Pursuit	X	X	X	X	X	X	P	D	A
Serviced Apartment	X	X-D	X	P	X	P	X	X	P
Service Industry	X	X	P	D	D	D	X	X	X
Service Station	X	P A	D	A	X	A	X	X	D
Shop	X	P	D	A	D	D	X	X	D
Showroom AMD 6 GG 30/11/12	X	D	D	D	X	D	X	X	X

**AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 FEBRUARY 2018**

Tavern	X	P	X	A	X	A	X	X	P
Trade Display	X	P	P	D	D	D	X	X	X
Veterinary Centre	X	D	D	X	X	A	A	X	X
Warehouse	X	D	P	D	D	X	X	X	X

\* Agriculture Intensive, Agroforestry, and Animal Husbandry-Intensive are "D" uses in a Public Drinking Water Supply Area where Local government will have due regard to the potential impact on groundwater quality. (See 5.22)

18. Amending the Scheme Map accordingly.
19. Resolves, pursuant to the Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), that Amendment 35 is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason: *The amendment is consistent with the Jurien Bay City Centre Strategy that has been approved by the Shire of Dandaragan; (Section 34).*
20. Authorise Council officers to prepare the scheme amendment documentation.
21. Authorise the affixing of the common seal to and endorse the signing of the amendment documentation.
22. pursuant to Section 81 of the Planning and Development Act 2005, refers Amendment 35 to the Environmental Protection Authority;
23. pursuant to regulation 37 (2) of the Regulations, provides two copies of Amendment 35 to the Western Australian Planning Commission
24. proceed to advertise the amendment to the local planning scheme without modification.

### COMMENT

The JBCCS Plan is the primary strategic planning document which has informed the preparation of Scheme Amendment 35 and accordingly, this Scheme Amendment Report should be read in conjunction with the JBCCS Plan.

Councillors are to consider the submissions received when making their decision on this Scheme Amendment.

In response to the submissions received, the Officer recommendation proposes modifications to the Scheme Amendment. These modifications are proposed due to the overwhelming feedback from impacted landowners.

The issue of contention is the rezoning of residential land to both "Tourist and Mixed Use" where these proposed zones abut residential zoned land.

The majority of submissions were against the rezoning of these lots due to concerns about neighbourhood amenity from the clash

of existing residential to neighbouring tourist businesses. There is no urgency to rezoning these lots. The intent of the City Centre Strategy was based on the rapid expansion of Jurien Bay. Due to a number of world and local economies, the rapid expansion has not taken place. There is also still a requirement for deep sewer for these developments to happen, and that is not within the near future.

The areas that were of concern to residents have been deleted from the amendment. However areas that want the change, such as the mixed use at the corners of Cook and Bashford Street remain.

The proposed deletions are as listed below.

1. Rezoning Lots 283-289 Heaton St from Residential R12.5 to Tourist.
2. Rezoning Lots 1&2 Hasting St and Lots 251-258 Bashford St Residential R12.5 to Tourist.
3. Rezoning Lots 429 – 434 from Residential R12.5 to Tourist.
4. Rezoning Lots 37 & 38 Grigson St and Lots 50-60 Padbury St from Residential R12.5 to Tourist.
5. Rezoning Lots 1 & 2 Heaton St and Lot 690, 11 & 12 Dalton St and pt Lot 259 – 262 and Lots 369 & 370 and pt Lot 1215 Doust St from Residential R12.5 to Mixed Use.
6. Rezoning Lots 162 Batt St and Lots 130-142 Bashford St and Lots 143 & 144 Whitfield Rd from Residential R12.5 to Mixed Use.
7. Deleting Additional Use 4 and rezoning Lots 129 Batt St from Residential R12.5 to Mixed Use.
11. Reclassifying Lot 674 & 676 Bashford St from Public Purposes: Church to Public Purposes.

There are a couple of minor changes to land use in Table 1 of the Scheme to ensure that developments such as Night Clubs and Service Stations have a “discretionary” use rather than “permitted” and to allow a single house in the mixed use zone as a discretionary use.

There are also minor errors on the scheme map that will require amending. These are lots along Bower Street where the residential colour shading was missed and the lots behind Apex Camp were changed to Tourist rather than remaining as Residential.

### CONSULTATION

Council resolved at its 26 October 2017 Meeting, pursuant to the Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), that Amendment 35 is standard under the provisions of the Planning

and Development (Local Planning Schemes) Regulations 2015 for the following reason:

*The amendment is consistent with the Jurien Bay City Centre Strategy that has been approved by the Shire of Dandaragan; (Section 34).*

The Scheme Amendment was subsequently advertised for a minimum period of 42 days in line with the Regulations, which was extended to the 2 February 2018.

In response a total of 37 submissions were received. A summary of each submission together with staff comment is provided in the attachments.

#### STATUTORY ENVIRONMENT

Amendment of a Local Planning Scheme is undertaken in accordance with the provisions of the *Planning and Development Act 2005*.

#### POLICY IMPLICATIONS

There are no policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

Council has approved funding of \$20,000 towards the preparation of this Scheme Amendment.

#### STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.1 Ensure planning and land availability provides opportunity for sustainable growth and lifestyle options / choices	a) Strategic land use planning across the Shire, with focus on coastal settlement and town centre strategy b) Strategic projects with a focus on planning and land availability for health precinct and further residential development c) Activate Growth Plan
1.5 Facilitate industry, population and visitor attraction and growth to expand and diversify the regional economy	a) Tourism and marketing with a focus on promotion and product development based on natural assets in partnership with the Department of Parks and Wildlife
1.4 Ensure Shire is "open for business" and supports industry and business development	b) Identify and engage with future new business and industry opportunities

ATTACHMENTS

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

- Scheme Amendment No 35 (Doc Id: 99990)
- Schedule of Submissions (Doc Id: 106483)

**(Marked 9.4.5)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

That Council resolve pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Deleting Additional Use 1 and rezoning Lots 1 & 2 Padbury St, Lots 78-81, 92, 96-98 Cook St and Lot 95 Bashford St from Residential R12.5 to Mixed Use.
2. Recoding all residential zoned lots within the City Centre area from Residential R12.5 to Residential R12.5/25.
3. Reclassifying Lot 675 Bashford St from Public Purposes: Fire Services to Public Purposes: Emergency Services.
4. Reclassifying Lot 125 Bashford St from Public Purposes: Utility to Public Purposes: Emergency Services.
5. Introducing objectives for the Mixed Use zone under Clause 3.2 as follows:
  - *To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
  - *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*
6. Introducing an additional objective for the Tourist Zone under Clause 3.2 as follows:
  - *To allow limited residential uses where appropriate.*
7. Deleting Clause 4.2.6 and introducing Clause 4.3.1 and 4.3.2 as follows:
  - '4.3.1 *Within areas that are dual coded on the Scheme Map, development and subdivision in accordance with the higher code shall only be supported where reticulated sewerage is available.'*
  - '4.3.2 *For lots coded R12.5/25, the Council may support development or subdivision to a maximum density of R30 where the lot is located on a corner, complies with the provisions of the R30 density coding, an approved development approval and any related Local Planning Policy.'*

## 8. Introducing Clause 4.3.3 as follows:

*'Within the City Centre, the Residential Design Code for any mixed use, multiple dwelling or, where permissible, grouped dwelling development in the Mixed Use or Tourist Zone shall be up to a maximum of R80. In order to qualify for residential development up to R80, a local planning framework in the form of a Local Development Plan or Local Planning Policy should be developed which would establish design guidelines addressing matters including, but not limited to achieving high quality built form, site responsive design, mixed uses, landscaping, efficient access and parking.'*

## 9. Amending the Table 1: Zoning Table by introducing the permissibility of use classes under the Mixed Use zone and amending various land use permissibility anomalies as indicated in bold text as follows:

TABLE 1: ZONING TABLE

*Special Use Zone: Use in accordance with Schedule 4 Special Development Zone: Use in accordance with Schedule 8*

Use Classes	P-Permitted			D – Discretion			A – Advertising			X – Not Permitted	
	Residential	Commercial	Industrial	Harbour	Marine Services	Mixed Use	Rural	Rural Residential	Tourist	Special Development	
Aged or Dependent Persons	A	X	X	X	X	<b>X</b>	X	X	D		
Agriculture Extensive	X	X	X	X	X	<b>X</b>	P	X	X		
Agriculture Intensive	X	X	X	X	X	<b>X</b>	D*	X	X		
Agroforestry	X	X	X	X	X	<b>X</b>	D*	X	X		
Animal Husbandry Intensive	X	X	X	X	X	<b>X</b>	D*	X	X		
Aquaculture	D	D	D	D	D	<b>X</b>	D	X	X		
Bed and Breakfast	A	P	X	X	X	<b>P</b>	A	D	P		
Cabin	X	X	X	X	X	<b>X</b>	A	A	P		
Caravan Park	X	X	X	X	X	<b>X</b>	X	X	P		
Caretakers Dwelling	D	D	D	D	X	<b>D</b>	D	D	D		
Chalet	X	X	X	X	X	<b>X</b>	A	A	A		
Child Care Premises	X	D	X	X	X	<b>D</b>	X	X	X		
Cinema / Theatre	X	P	X	X	X	<b>D</b>	X	X	<b>P A</b>		
Civic Use	X	D	X	A	X	<b>D</b>	X	X	D		
Club Premises	X	D	X	D	X	<b>D</b>	X	X	D		
Community Purposes	X	D	X	D	X	<b>D</b>	A	X	D		
Consulting Rooms	A	P	D	X	X	<b>P</b>	X	X	X		
Convenience Store	A	P	D	X	D	<b>D</b>	X	X	D		
Corrective Institution	X	X	D	X	X	<b>X</b>	D	X	X		
Cottage Industry	A	D	P	X	X	<b>D</b>	D	D	D		
Single House	P	D	X	X	X	<b>X</b>	P	P	D		
Educational	D	D	X	D	X	<b>D</b>	X	X	X		
Exhibition Centre	X	D	D	X	X	<b>D</b>	X	X	X		

**AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 FEBRUARY 2018**

Extractive Industry	X	X	X	X	X	X	A	X	X
Fast Food Outlet	X	P	D	D	D	D	X	X	D
Fuel Depot	X	X	A	D	D	X	X	X	X
Funeral Parlour	X	A	D	X	X	X	X	X	X
General Industry	X	X	P	X	X	X	X	X	X
Group Dwelling	A	X	X	X	X	X	X	X	D
Holiday House	D	X	X	X	X	P	P	P	P
Home Occupation	D	D	X	X	X	D	P	D	D
Hospital	X	D	X	X	X	X	X	X	X
Hotel	X	P	X	A	X	A	X	X	P
Industry Rural	X	X	P	X	X	X	A	X	X
Light Industry	X	X	D	D	D	X	X	X	X
Market	X	P	D	X	X	D	X	X	D
Mining Industry	X	X	P	X	X	X	A	X	X
Motel	X	P	X	X	X	A	X	X	P
Motor Vehicle Repairs	X	P	P	X	X	X	X	X	X
Multiple Dwelling	A	X	X	X	X	P	X	X	D
Night Club	X	D	X	X	X	X	X	X	PA
Office	X	P	A	D	D	P	X	X	X
Roadhouse AMD 6 GG 30/11/12	X	D	X	X	X	X	X	X	X
Park Home	X	X	X	X	X	X	X	X	P
Place of Worship	A	X	X	X	X	D	A	X	D
Reception Centre	X	D	X	X	X	D	X	X	D
Residential Building	D	X	X	X	X	D	X	X	D
Resort	X	X	X	P	X	A	A	X	P
Restaurant	A	P	X	A	D	P	X	X	P
Rural Pursuit	X	X	X	X	X	X	P	D	A
Serviced Apartment	X	<del>X</del> D	X	P	X	P	X	X	P
Service Industry	X	X	P	D	D	D	X	X	X
Service Station	X	PA	D	A	X	A	X	X	D
Shop	X	P	D	A	D	D	X	X	D
Showroom AMD 6 GG 30/11/12	X	D	D	D	X	D	X	X	X
Tavern	X	P	X	A	X	A	X	X	P
Trade Display	X	P	P	D	D	D	X	X	X
Veterinary Centre	X	D	D	X	X	A	A	X	X
Warehouse	X	D	P	D	D	X	X	X	X

\* Agriculture Intensive, Agroforestry, and Animal Husbandry-Intensive are "D" uses in a Public Drinking Water Supply Area where Local government will have due regard to the potential impact on groundwater quality. (See 5.22)

**10. Amending the Scheme Map accordingly.**

- 11. Resolves, pursuant to the Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), that Amendment 35 is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason:**

*The amendment is consistent with the Jurien Bay City Centre Strategy that has been approved by the Shire of Dandaragan; (Section 34).*

12. Authorise Council officers to prepare the scheme amendment documentation.
13. Authorise the affixing of the common seal to and endorse the signing of the amendment documentation.
14. Pursuant to Section 81 of the Planning and Development Act 2005, refers Amendment 35 to the Environmental Protection Authority.
15. Pursuant to regulation 37 (2) of the Regulations, provides two copies of Amendment 35 to the Western Australian Planning Commission

#### 9.4.6 STATE ADMINISTRATIVE TRIBUNAL - REQUEST FOR RECONSIDERATION FOR PLANNING APPROVAL – AMENDED PLANS - OUTBUILDING AND CARPORT (LEAN-TO) - LOT 6 GRIGSON STREET, JURIE BAY

Location: Lot 6 Grigson Street, Jurien Bay  
 Applicant: Leon Murdock  
 Folder Path: Development Service Apps / Development Applications / 2017 / 59  
 Disclosure of Interest: None  
 Date: 12 February 2018  
 Author: David Chidlow Exec Manager Development Services  
 Signature of Author:   
 Senior Officer: Scott Clayton, Acting Chief Executive Officer  
 Signature of Senior Officer: 

#### PROPOSAL

The applicant seeks planning approval to construct an outbuilding with carport (Carport) on the subject land.



#### BACKGROUND

Application for an overheight and oversized outbuilding and attached carport at Lot 6 Grigson Street was refused by Council at the 23 November 2017 Council meeting. The Council resolution was;

*That Council refuse planning approval for the proposed outbuilding and carport (Lean-to) on Lot 6 Grigson Street, Jurien Bay for the following reasons:*

- 1. the proposed outbuilding and carport (Lean-to) does not comply with Local Planning Policy 8.5 - Outbuildings 'Residential Areas' as it exceeds the specified floor area and ridge height maximums for an outbuilding;*
- 2. the proposed development would detract from the visual amenity of neighbouring properties;*
- 3. the proposed development does not comply with orderly and proper planning for the locality;*

*4. approval of such development would set an undesirable precedent for similar applications in the future in contravention of Council adopted Policy.*

The applicant lodged an appeal to the State Administration Tribunal. Directions Hearings were held on the 21 December 2017 and 7 January 2018. An onsite Mediation hearing was held at Lot 6 Grigson Street with a SAT member, the Shire president, the applicant and Shire planning staff on 12 February 2018.

The applicant provided additional information and advised that the floor level could be dropped 200mm in order to reduce the height. The following additional information was provided by the applicant.

*As discussed this morning on site with the State Administrative Tribunal*

*My client is currently in the process of designing a 2 Storey home with the same 20' Pitch as the Shed.*

*The house will be built up level with the road.*

*On behalf of my client we agree to lower the Finished Floor Level of the proposed shed by 200mm.*

*If you require further information please don't hesitate to ask.*

*Kind regards*

*Leon Murdock*

The outbuilding is 12.240m x 8.060m = 98.65m<sup>2</sup>.

The attached lean-to is 12.240m x 3.800 = 46.51m<sup>2</sup>.

The outbuilding and lean-to combined = 145.16m<sup>2</sup>.

The proposed outbuilding ridge height will be reduced from 5.067m to 4.870m (wall height from 3.6m to 3.4m). The lean-to column is 2.680m angling up to attach the outbuilding at approximately 3.300m.

The proposed development is identified on submitted plans as located towards the rear of the property behind the existing residence and being a minimum 1.5m from both the northern side boundary and rear boundary. Both boundaries adjoin Old Church Lane. Proposed setbacks satisfy R-Code requirements.

#### COMMENT

By dropping the floor level, the applicant has achieved a balance between the wall height and ridge height where the lower than

maximum wall height compensates for the higher than the maximum ridge height.

In accordance with the Residential Design Codes, the height of a structure is measured at the natural ground level of the nearest boundary.

The proposed outbuilding on its own (notwithstanding the carport/lean-to) exceeds the permitted floor area maximum (80m<sup>2</sup>) Local Planning Policy 8.5 – Outbuildings ‘Residential Areas.’

The applicant advises that the reason for the oversized outbuilding is to store a boat. The outbuilding would replace the existing old garage which would need to be demolished and removed from the property if the application is approved.

The applicant sought variation to Council Policy on the basis of the relatively large size of the residential zoned lot (The property is 1456.849m<sup>2</sup> in area). Also, that there are several (six) outbuildings that exceed the 80m<sup>2</sup> in the same street. These all predate the current policy, but can be considered by Council in granting any variations.

Additional information regarding plans being drawn up by the owner to construct a two storey dwelling at the front of the lot that matches the proposed outbuilding roof pitch can also now be taken into account.

The application is recommended for approval for the following reasons. The application will not detrimentally impact the streetscape, the large lot size, amended plans to drop the floor level and overall height of the structure by 200mm, proposed plans to provide a two storey house in front of the outbuilding as well as the number and location of six oversized out buildings (predate policy) in the vicinity.

#### CONSULTATION

There were no objections from any impacted neighbours.

#### STATUTORY ENVIRONMENT

Local Planning Scheme No 7

#### POLICY IMPLICATIONS

Local Planning Policy 8.5 – Outbuildings ‘Residential Areas’

### Outbuildings

5. An outbuilding within a Residential area shall be deemed as meeting the design principles criteria of section 5.4.3 P3 of the Residential Design Codes where the following area and height requirements can be achieved:

Outbuilding External Appearance	Permitted Area of Outbuilding	Permitted Wall Height	Permitted Ridge Height
Reflective Cladding	12m <sup>2</sup>	2.4m *	4.2m *
Non-Reflective Cladding or Masonry	80m <sup>2</sup> , or 10% of the site area, whichever is the lesser	3.6m *	4.5m or the highest point of the roof cladding of the residence whichever is lesser *

\* Note that total wall / ridge heights are measured from the ground level at the closest common boundary

6. When giving consideration to an application for an outbuilding, the Shire of Dandaragan shall have regard to the Design Principles contained in section 5.4.3 P3 of the Residential Design Codes, namely that outbuildings do not detract from the streetscape or the amenity of residents or neighbouring properties.
9. This policy does not exempt compliance with all other requirements of the Residential Design Codes (2013) and any other policy of Council.

### FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$147.00

### STRATEGIC IMPLICATIONS

2016 - 2026 Strategic Community Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
	How the Shire will contribute
1.2 Ensure effective and efficient development and building services	a) Process development applications and undertake building regulation functions and services

<i>Goal 5: Proactive and Leading local Government</i>	
Objectives	How the Shire will contribute
5.6 Implement sound corporate governance and risk management	h) Maintain and implement up to date policies and procedures (including delegations)

### ATTACHMENTS

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

- Applicant submitted plans (Doc Id: 101423)  
**(Marked 9.4.6)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

That Council grant planning approval for the proposed outbuilding and attached carport on Lot 6 Grigson Street, Jurien Bay in accordance with the attached approved plans subject to:

**Conditions:**

1. All development shall be in accordance with the attached plans subject to any modifications required (see condition 4) as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;
2. the roof and wall material being of non-reflective nature and colour; and
3. the storm water run-off on the property to be managed on site or directed to a suitable disposal system to the satisfaction of the Shire's Manager of Building Services.
- 4 height of the outbuilding and development is to be reduced by 200mm below the previous plans submitted.

**ADVICE NOTES:**

**Note 1:** The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development;

**Note 2:** If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

**Note 3:** Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.

**Note4:** Council has granted dispensation for this specific application due to the large lot size, amended plans to drop the floor level and overall height of the structure by 200mm, proposed plans to provide a two storey house in front of the outbuilding as well as the number and location of six oversized out buildings (predate policy) in the vicinity

**Note5:** The applicant be advised that "should you be aggrieved by this decision, or any conditions imposed, you are required to advise the State Administrative Tribunal as soon as possible.

## 9.5 COUNCILLOR INFORMATION BULLETIN

### 9.5.1 SHIRE OF DANDARAGAN – JANUARY 2018 COUNCIL STATUS REPORT

Document ID: 104210

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 25 January 2018. **(Marked 9.5.1)**

### 9.5.2 SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – FEBRUARY 2018

Document ID: 106518

Attached to the agenda is a copy of the Shire of Dandaragan's Executive Manager Infrastructure Report for February 2018. **(Marked 9.5.2)**

### 9.5.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – JANUARY 2018

Document ID: 105701

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for January 2018. **(Marked 9.5.3)**

### 9.5.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS – JANUARY 2018

Document ID: 105472

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for January 2018. **(Marked 9.5.4)**

### 9.5.5 WHEATBELT SECONDARY FREIGHT ROUTES

Document ID: 105595

Attached to the agenda is a copy of the Wheatbelt Secondary Freight Routes Update **(Marked 9.5.5)**

### 9.5.6 DEPARTMENT OF BIODIVERSITY, CONSERVATION & ATTRACTIONS (DPAW) – PROPOSED DEMOLITION OF WEDGE SHACKS W019 & W020

Document ID: 105528

Attached to the agenda is correspondence from the Department of Biodiversity, Conservation & Attractions with regard to the proposed demolition of Wedge Shacks W019 & W020 **(Marked 9.5.6)**

### 9.5.7 WALGA – REVIEW OF LOCAL GOVERNMENT ACT 1995

Document ID: 105171

Attached to the agenda Review of Local Government Act 1995 – WALGA Positions December 2018 **(Marked 9.5.7)**

### 9.5.8 SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR JANUARY 2018

Document ID: 105608

Attached to the agenda is monthly report for Tourism / Library for January 2018 **(Marked 9.5.8)**

**9.5.9 WALGA – TRIAL NEW PROGRAM TO HELP SUPPORT ELECTED MEMBERS**

Document ID: 106558

Attached to the agenda is correspondence about WALGA Member Advisor program which proposed to provide Councils and Elected Members with information and resources from a trusted peer.  
*(Marked 9.5.9)*

- 10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING**
- 11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC**
- 12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 13 CLOSURE OF MEETING**

## 6.6 SPORT AND RECREATION FUNDING

### OBJECTIVE

To provide assistance to sporting and recreational groups for:

1. replacement and improvement of capital infrastructure for sporting and recreational facilities;
2. purchase or improvement of non-consumable sporting and recreational equipment. (Tronox); and
3. capital funding of major indoor recreation facilities.

### POLICY STATEMENT

On an annual basis the Shire of Dandaragan will conduct two funding processes for sporting and recreational capital infrastructure and non-consumable equipment.

These funds are known as:

- the "Sporting and Recreational Capital Works Fund"; and
- the "Shire of Dandaragan and Tronox Sporting and Recreational Equipment and Small Grants Fund".

#### 1. Sporting and Recreational Capital Works Fund

- The Shire of Dandaragan will in its annual budget allocate \$50,000 to assist sporting and recreational groups with the replacement, renewal and improvement of capital infrastructure.
- The Shire of Dandaragan funding will comprise no more than one third of the total project cost.
- Applications to the program will be advertised in April of each year and closing in late June. Because projects under this scheme are major type projects clubs are requested to plan more than one year in advance.
- The funds may be distributed to one or more projects depending on the type of applications received in any one year.
- Where more than one request is received in any year, projects will be prioritised by Council, Council may allocate the full \$50,000 or part thereof to the requests for funding received.
- Unless specifically determined by Council any unallocated funds from a given year will be transferred to the Sport and Recreation Reserve.
- Where in any year funds have not been allocated, then Council may allocate these funds in any subsequent year, with a maximum allocation of \$50,000 to any single project.
- To be eligible for funding under this program applicants must have:
  1. Submitted a Community Sport Recreation Facilities Fund Application (CSRFF) to the Department of Sport and Recreation or submitted an application to another funding source for the project;
  2. Be contributing a minimum of 20% of the total cost in cash
  3. In determining applications to this fund the Council will give priority to applications that;
    - a) have successfully sourced CSRFF funds or other source of funding;
    - b) can demonstrate that their organisation has a strong membership base and is financially sustainable;
    - c) can demonstrate strong demand for the proposed infrastructure; and
    - d) can deliver projects without the organization requiring loan funds.
- Applicants that have not successfully sourced CSRFF or other funding remain eligible for funding under this program, provided the applicant provides 50% of the total project cost in cash.
- Requests must be for a total project cost of greater than \$40,000 (exc GST)

## Profit and loss

### Jurien Sport & Recreation Centre

Accrual mode

01 Oct 2016 - 30 Sep 2017

ABN: 83357163650

		Total		
<b>Income</b>				
4-1020	Bond	1,600.00		
4-1025	Overflow Camping	17,540.00		
4-1030	Centre Hire	480.00		
4-1035	Stadium Hire	7,023.75		
4-1040	Kitchen only	710.00		
4-1045	Function Room only	300.00		
4-1046	Function Room & Kitchen	960.00		
4-1050	Function Room/kitchen/b	3,100.00		
4-1055	Hall Casual Hire	1,760.00		
4-1060	Outside Courts	2,240.00		
4-1065	Squash Courts	785.00		
4-1075	Meeting Room	265.00		
4-1080	Membership fees	180.00		
4-1085	Cleaning Charges	1,548.50		
4-1090	Ticket Sales	2,220.00		
4-1095	Grants	27,751.50		
4-2050	Property	80.00		
4-6000	Bank Interest	668.20		
<b>Total Income</b>		<b>69,211.95</b>		
<b>Less Expenses</b>				
6-1100	Accounting/Audit Fees	825.00		
6-1150	Management/ Bookkeeper	55.00		
6-1200	Advertising & Marketing	938.70		
6-1250	Government Department	66.00		
6-1300	Bank Fees	12.30		
6-1350	Bond Refund	1,225.00		
6-1355	Refund	200.00		
6-1400	Computer Expenses	336.00		
6-1420	Printing & Stationery	658.98		
6-1430	Postage	35.45		
6-1440	Office Supplies	340.15		
6-1500	Kitchen expenses	546.86		
6-1600	Cleaning Expenses	11,068.45		
6-1900	Internet	100.00		
6-1920	Telephone Expenses	330.00		
6-2100	Electricity Usage	4,154.53		

6-2300	Presenters Fees	3,340.50		
6-4100	Maintenance to building	17,129.42		
6-4200	Garden Maintenance	27.75		
6-4300	Repairs to Equipment	6.50		
6-5100	Wages & salaries	16,120.00		
6-5900	Superannuation expense	1,531.40		
6-8100	Business Insurance	976.00		
6-8300	Public Liability Insurance	1,020.03		
<b>Total Expenses</b>		<b>61,044.02</b>		
<b>Operating Profit</b>		<b>8,167.93</b>		
<b>Net Profit</b>		<b>8,167.93</b>		

**Balance Sheet**

# Jurien Sport & Recreation Centre

PO Box 491, Jurien Bay WA 6516, Australia

Accrual mode

30 Sep 2017

ABN: 83357163650

Generated 31 Oct 2017

		<b>Total</b>
<b>Assets</b>		
<b>Current Assets</b>		
1-1110	Cheque Account	16,466.47
1-1120	Term Deposit	21,035.95
1-1130	Cash Drawer	380.00
1-1140	Petty Cash	114.80
1-1200	Accounts receivable	3,998.00
1-3210	Computer Equipment Original Co	1,149.00
1-3230	Electronic Equipment Other	27,522.00
1-3310	Improvements at Cost	4,959.00
1-4000	Kitchen Equipment	1,699.00
<b>Total Current Assets</b>		<b>77,324.22</b>
<b>Total Assets</b>		<b>77,324.22</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
2-1200	Accounts payable	896.04
2-1201	Trade Creditors	630.00
2-1410	Superannuation payable	353.40
<b>Total Current Liabilities</b>		<b>1,879.44</b>
<b>Total Liabilities</b>		<b>1,879.44</b>
<b>Net Assets</b>		<b>75,444.78</b>
<b>Equity</b>		
3-1600	Retained earnings	62,141.91
3-9000	Current year earnings	8,167.93
3-9999	Historical balancing	5,134.94
<b>Total Equity</b>		<b>75,444.78</b>



Ovane Pty Ltd ABN: 93 009 276 724  
 LOT 196 Tootra Street (PO Box 84), MOORA WA 6510  
 P: 08 9653 1888 F: 08 9653 1889 M: 0427 511 466

<b>Customer Details:</b> JSRC. 1 Bashford Street Jurien Bay 6516 0474496462	<b>Extra Contact:</b> jansenjac@outlook.com	<b>Quote Number:</b> 13812 Valid for <28>days From 06/02/2018
--	--	--

<b>Quotation Overview:</b>			
<b>Dimensions:</b>			
Span:	6m		
Length:	18m		
Height:	3.3m		
Bay Width:	6m x 3 bay(s) at 3m each		
Roof Pitch:	15Deg°		
Left Leanto	Left LeanTo of Span 3m. and eaves height of 3.038m for 3 bays from the Front. Pitch is 5Deg,		
Right Leanto			
<b>Design Factors:</b>			
Importance Level:	2	Topography:	1
Wind Region:	Reg A	Shielding Factor:	1
Terrain Category:	TCat 2.5	Int Pressure Co-efficient:	-0.3, 0
		Site wind speed in m/s:	39.15 (ultimate limit state)
<b>Building Details:</b>			
Walls	COLORBOND® SHALE_GREY Monoclad 0.42 CB		
Roof	COLORBOND® SHALE_GREY Corrugated 0.42 CB 15Deg		
Gutter	COLORBOND® DEEP_OCEAN Easiline Commercial Gutter CB		
Downpipe	COLORBOND® DEEP_OCEAN		
Barge	COLORBOND® DEEP_OCEAN		
Corner Flashings	COLORBOND® DEEP_OCEAN		
Door Flashings	COLORBOND® DEEP_OCEAN		
Skylights	6 x Skylights of Polycarb Corrugated Opal 3.3m		
Roller Doors	COLORBOND® SHALE_GREY 1 x 3.00h x 3.10 CB TCW *Firmador R/D 2 x 2.50h x 2.65 CB TCW *Firmador R/D		
PA Doors			
Windows			
Insulation			
Open Bays	Bay 1 open in BACK wall. Bay 2 open in BACK wall. Bay 3 open in BACK wall.		
Mezzanine			

Divider Walls

Bay Divider Wall at bay 1  
Bay Divider Wall at bay 2

<b>Materials:</b>			
Columns:	C15024	Purlins:	Z15015
Rafters:	C15015	Side Girts:	Z15015
Knee/Apex Brace:	C10010	End Girts:	Z15015
Left Leanto Column:	C15019	Right Leanto Column:	
Left Leanto Rafter:	C15019	Right Leanto Rafter:	
Mezzanine Bearer:		Mezzanine Joists:	
<b>Footings:</b>			
^FOOTINGTYPE=^BORED			
^FOOTINGDESCR=^450MM X 300MM			
<b>Notes: EXTRAS AS BELOW</b>			
100MM THICK REINFORCED CONCRETE SLAB + FOOTINGS SHED & LEANTO \$11,175.00 + GST INCLUDES 1MTR APRONS AT THE REAR ROLLER DOOR OPENINGS			
325 SQUARE MTR LEVEL COMPACTED SAND PAD \$2,113.00 + GST			
SHIRE APPROVAL & BUILDERS FEE \$1,620.00 + GST			
SCISSOR LIFT HIRE \$840.00 + GST			
ERECTION \$8,320.00 + GST			
FREIGHT INCLUDED			

<b>QUOTATION</b>			
Base Price	\$22,423.35 + GST	Total ex GST	\$46,491.00
		GST	\$4,649.00
Extras	\$24,068.00 + GST	<b>Total inc GST</b>	<b>\$51,140.00</b>

<b>Confirmation of order</b>		<b>Payment Schedule</b>	
I hereby agree to place this order based on the details and terms and conditions provided .		The following deposit and payment schedule is required. We thank you for providing prompt payment.	
Customer name:		Deposit	<Amount>
Customer signature:		On delivery	<Amount>
Date:		On Completion	<Amount>

To learn more about the Fair Dinkum Sheds range of products, please visit [www.fairdinkumsheds.com.au](http://www.fairdinkumsheds.com.au)

**MultiBuild Specification Sheet of Building 13812 for**  
**SSRC at 1 Bashford Street Jurien Bay**  
**Prepared with MultiBuild(c) by Nusteel Patios and Sheds on 6/02/2018**

**Dimensions -**

SPAN 6.0m. EAVES HEIGHT 3.3m. APEX HEIGHT 4.1m ROOF SLOPE 15Deg  
 OVERALL LENGTH 18.0m. Consisting of 3 Bays each FRAME SPACING 6.0m

**Loading -**

WIND REGION: Reg A. TERRAIN CAT: TCat 2.5. IMP LEVEL: Imp. Level 2. SHIELDING: 1.  
 TOPOGRAPHY: 1. AREA: Country  
 BASIC WIND SPEED (VR) 45m/s. SITE WIND SPEED (V<sub>sit,B</sub>) 39.15m/s.  
 AS4055 WIND CLASSIFICATION COMPARISON: N2 \*(AS4055)  
 SNOW LOADING: None  
 ROOF ADL: None  
 Left LEANTO SPAN 3.0m. EAVES HEIGHT 3.04m for 3 bays From the Front.

**Materials -**

END RAFTER:	4 of Single C15012 @ 2.750m
Apex Brkt:	Single C150 15Deg 2.0mm Apex Brkt Pun Press
RAFTER:	4 of Single C15015 @ 2.750m
Apex Brkt:	Single C150 15Deg 2.0mm Apex Brkt Pun Press
END COLUMNS:	4 of Single C15012 @ 3.283m
Haunch Brkt:	Single C150 15Deg 2.0mm L\H HaunchBrkt Pun Press
COLUMNS:	4 of Single C15024 @ 3.283m
Haunch Brkt:	Single C150 15Deg 2.0mm L\H HaunchBrkt Pun Press
LEFT END MULLIONS:	1 of Single C15012
RIGHT END MULLIONS:	1 of Single C15012
	Fixed by Purlin Assy M12x30 Z/P
LEFT LT END RAFTER:	2 of Single C15015 @ 2.846m
Apex Brkt:	Single
LEFT LT RAFTER:	2 of Single C15019 @ 2.846m
Apex Brkt:	Single
LL UNBRACED END COLUMNS (Adjacent Side Open Bay)	2 of Single C15019 @ 3.021m
Apex Brkt:	Single C150 5Deg 3.0mm L\H HaunchBrkt Pun
LL UNBRACED COLUMNS (Consec. Open Bays)	2 of Single C15019 @ 3.021m
Apex Brkt:	Single C150 5Deg 3.0mm L\H HaunchBrkt Pun
	Fixed by Purlin Assy M12x30 Z/P
LEFT LEANTO END HOLD DOWN BOLTS:	HOLD DOWN BRKTS 150 X 50 X 4-400 DEEP GAL FLAT
LEFT LEANTO HOLD DOWN BOLTS:	Hold Down Brackets 150 X 50 X 4 Gal Flat
END HOLD DOWN BOLTS:	HOLD DOWN BRKTS 150 X 50 X 4-400 DEEP GAL FLAT
HOLD DOWN BOLTS:	Hold Down Brackets 150 X 50 X 4 Gal Flat
END MULLION:	1 per end of C15012
Anchoring:	2 X HOLD DOWN BRKTS 150 X 50 X 4 GAL FLAT per column.
EAVE PURLIN:	9 of C15019 @ 6m Long
EAVE PURLIN BRACKET POSITION:	0mm from top of column
LL EAVE PURLIN BRACKET POSITION:	0mm from top of column
PURLIN:	4 rows of Z15015 @ 6.10m long and 0.75m Spacing. Max=0.90m
Bridging Rows 1	
SIDE GIRT:	3 rows of Z15015 @ 6.10m long and 0.99m Spacing. Max=1.10m
Bridging Rows 1	
END GIRT:	4 rows of Z15015 @ 2.80m long and 0.85m Spacing. Max=1.10m
LEFT LT PURLIN:	4 rows of Z15015 @ 6.10m long and 0.72m Spacing. Max=0.90m
Bridging Rows 1	
LEFT LT SIDE GIRT :	4 rows of Z15015 @ 6.10m long and 0.68m Spacing. Max=0.77m
Bridging Rows 1	
LEFT LT END GIRT :	3 rows of Z15015 @ 2.85m long and 0.92m Spacing. Max=1.10m
PURLIN/GIRT FASTENERS:	SDM 6.2-13x22 HEX B8 - 100
ROOF CLADDING:	SHALE GREY Corrugated 0.42 BMT / 0.47 TCT CB @ 3.16m
	Fixed by 12-14x35 H/Grip C/S CB
WALL CLADDING:	SHALE GREY Monoclad 0.42 BMT / 0.47 TCT CB @ 3.3m
OPEN BAY HEAD CLADDING:	SHALE GREY Monoclad 0.42 BMT / 0.47 TCT CB @ 0.5m
	Fixed by 10-16x16 Hex Zinc C/S CB
KNEE BRACE:	C10010 @ 1.56m long
APEX BRACE:	C10010 @ 1.38m long

LEFT LEANTO KNEE BRACE: C10010 @ 0.94m long

Diagonal X Bracing not required in this building.

Cladding Diaphragm Sufficient.

Fly Bracing is included to be placed on every second Purlin and Girt on Endwall Mullions, Internal Columns and Internal Rafters

DOWNPIPE:

4 drops of Downpipe CB 100 x 75

GUTTER:

DEEP\_OCEAN Easiline Commercial Gutter CB

DOOR:

SHALE\_GREY 3.00h x 3.10 CB TCW \*Firmador R/D

DOOR:

SHALE\_GREY 2.50h x 2.65 CB TCW \*Firmador R/D

DOOR:

SHALE\_GREY 2.50h x 2.65 CB TCW \*Firmador R/D

For positions see Layout Sheet

**FOOTINGS:-**

Min 100mm Slab thickened locally under each column by BORED footing

Concrete in Vertical Bored hole locally under each column 450mm x 500mm Diameter x Depth

The above foundation details are only suitable for soil classification A.S. or M and S.B.V. 100 kPa min.

for other soil types refer to a registered structural engineer.

Refer to sheet No '4' in plans for details other than shown on specification sheet and footing diagram sheet

**Notifications:-**

\* This sheet is printed by MultiBuild without alterations.

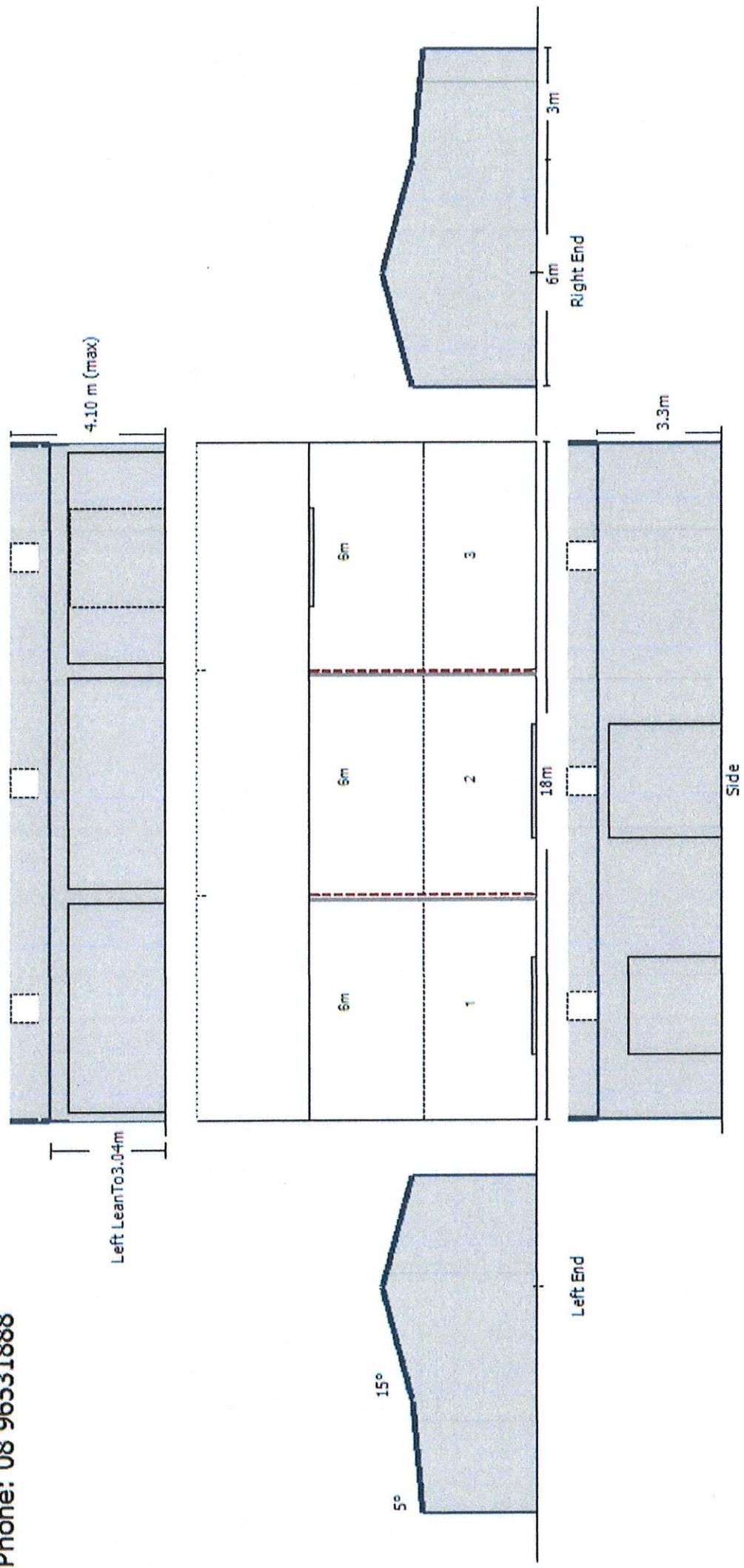
\* This sheet is not to be submitted to the approving authority, and is simply provided as an explanation of the building design characteristics.

\* The AS4055 Classification is provided for comparative purposes ONLY. The prevailing design wind speed has been calculated in accordance with AS/NZS 1170.2

\* Designs developed using AS/NZS 1170.2 are legitimate for Class 10a Sheds used in residential areas and are not required to reference AS4055.

352C

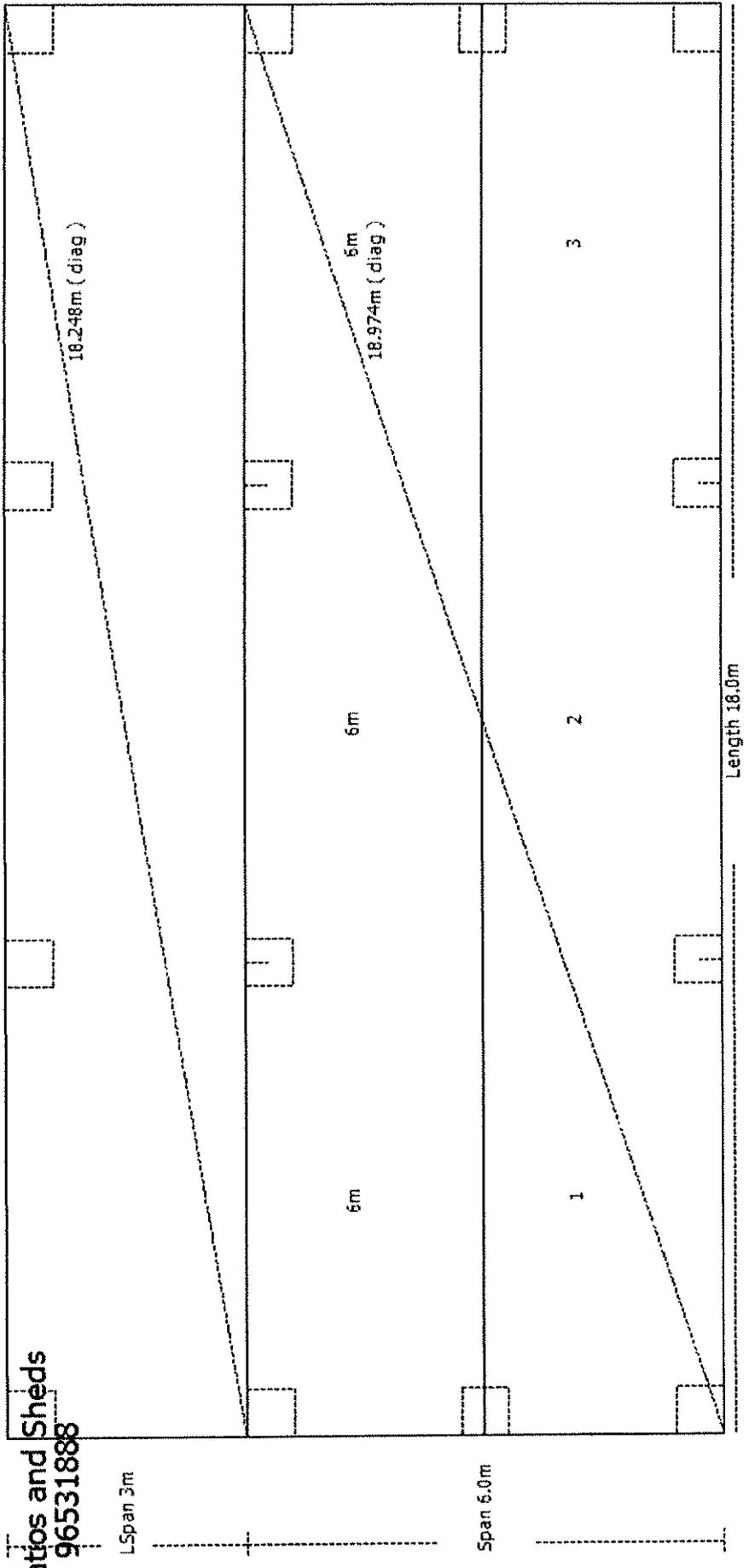
1 Bashford Street Jurien Bay  
Job Number: 13812  
Produced by:  
Nusteel Patios and Sheds  
Phone: 08 96531888



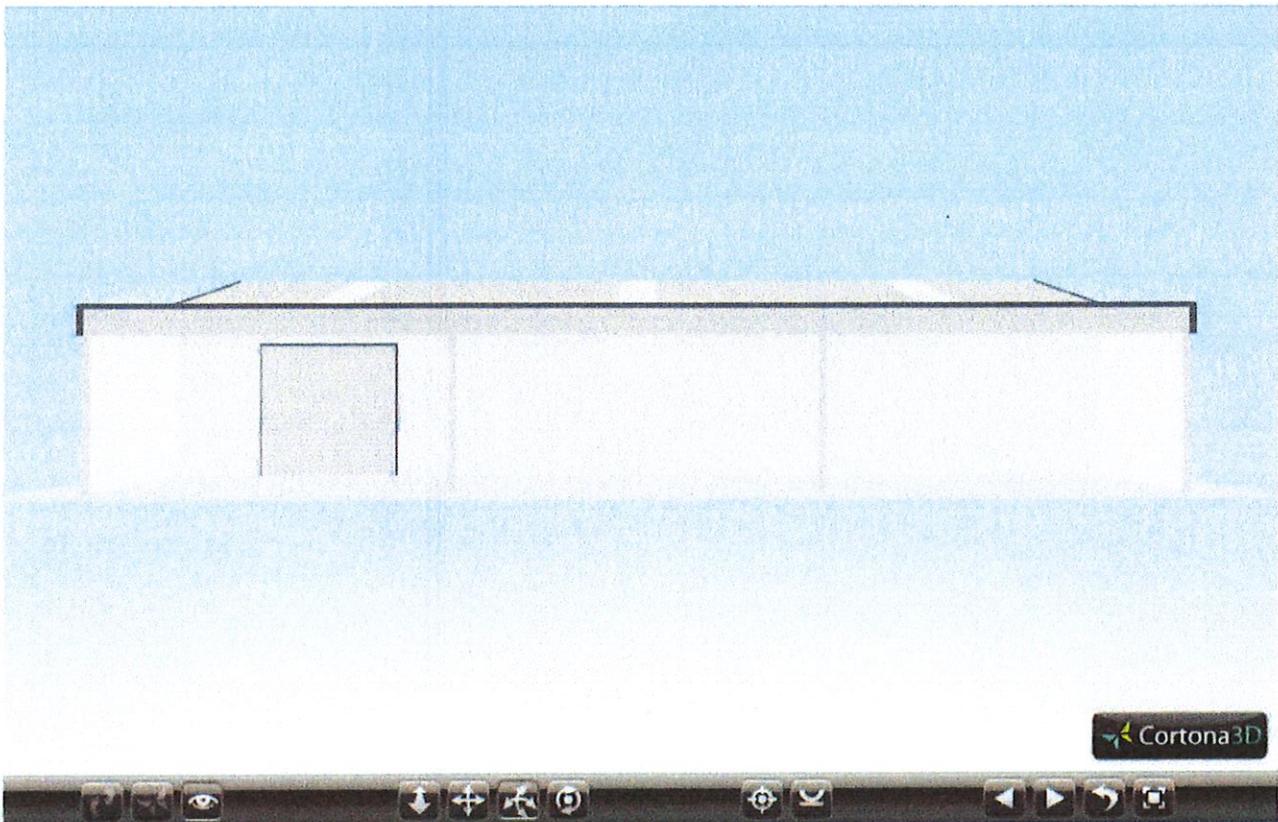
The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.

1 Bashford Street Jurien Bay  
Job Number: 13812

Produced by:  
Nusteel Patios and Sheds  
Phone: 08 96531888



NB: All footing blocks shown inside building dimensions. If Block footings only are used blocks may be located centrally under columns.



You can visit the Parallel graphics website here: <http://www.cortona3d.com/cortona>

# Jurien Bay Building

16 Grigson St JURIEN BAY WA  
6516  
ABN: 29424410536

**Date:** 07/02/2018  
**Valid To:** 09/03/2018  
**Contact:**  
**Phone:** 08 9652 2676  
**Email:** jurienbaybuilding@gmail.com

## Quote No. 156



Jurien Sport & Rec Centre  
Bashford Street JURIEN BAY WA 6516  
Ph: J409104723 | Email: ogorman@shiredandaragan.com.au

Dear Jurien Sport & Rec Centre

TO CONVERT THIS QUOTATION TO AN ORDER, PLEASE SIGN, DATE AND RETURN ONE ORIGINAL COPY TOGETHER WITH THE NOMINATED DEPOSIT, AND A MAP GIVING DIRECTIONS TO THE PROPERTY.

Regards,

**Product:** Big G Building, 10° roof with Annexe  
**Building Site:** Bashford Street, JURIEN BAY WA 6516  
**Dimensions:** 9010mm wide x 17940mm long x 3300mm eave.  
**Wind Code:** A/2.5, I.L: 2, Ms: 1.0, Mt: 1.0, Vsit: 39 m/s  
**Building Mass:** 4,136 kg

Initial deposit	\$2,820.00
Manufacture payment	\$11,278.00
Delivery payment	\$14,097.00
Concrete payment	\$11,638.00
Costruction payment	\$12,425.00
<b>Recommended retail price</b>	<b><del>\$55,391.00</del></b>
<b>Total price of quote/order</b>	<b>\$52,258.00</b>
includes GST	\$4,750.73

I have read the details herein, and read the Terms and Conditions of the order (on the reverse side) and agree to place this Order.

Client Name:

Signature:

Date:



# Jurien Bay Building

16 Grigson St JURIEN BAY WA  
6516  
ABN: 29424410536

**Date:** 07/02/2018  
**Valid To:** 09/03/2018  
**Contact:**  
**Phone:** 08 9652 2676  
**Email:** jurienbaybuilding@gmail.com

## Quote No. 156



The quoted price of \$52,258.00, detailed on the previous page, includes the following items for the building:

Item	Description	Colour	Qty	Init
Roof sheets	0.47tct Corrugated Profile, C/B (coloured screws)	Surfmist	42	
Skylights	Wonderglas GC, 2400gsm, Polyester Corrugated Profile	Opal	6	
Wall sheets	Vertical, 0.47tct Corrugated Profile, C/B (coloured screws)	Surfmist	104	
Partitions	0.47tct Corrugated Profile, C/B	Surfmist	2	
Gable Infill	None			
Barge flashing	Partition Cap C/B	Manor Red	10	
Gutters	Gutter, Sheerline profile, "Plain", C/B (WA Only)	Manor Red	9	
Down pipes	Downpipe, 100x75 C/B	Surfmist	3	
Base Type	Cast in strap			
Annexes	3040 span	As main building	1	
Roller door	B&D, Firmadoor, R.D, Indust. "R2F", 2725 high x 3050 wide Clear Opening C/B	Surfmist	2	
Roller door	B&D, Firmadoor, R.D, Residential "R1F", 2516 high x 3100 wide Clear Opening C/B	Surfmist	1	
Concrete	Provided by Jurien Bay Building			
Construction	Provided by Jurien Bay Building			
Delivery	Road transport.			





# Monthly Statements

for the period ended  
31 January 2018

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SHIRE OF DANDARAGAN  
STATEMENT OF FINANCIAL ACTIVITY  
AS AT 31 DECEMBER 2017

Description	Notes	Annual Budget	Y-T-D Budget	Actual	Y-T-D
		2017/2018	2017/2018	2017/2018	Variance
<b>Operating</b>					
<b>Revenues / Sources</b>					
Governance		(31,978)	(6,424)	(6,660)	104%
General Purpose Funding (Excluding Rate Revenue)		(897,686)	(478,915)	(457,648)	96%
Law, Order and Public Safety		(479,105)	(398,198)	(358,421)	90%
Health		(19,667)	(9,100)	(11,268)	124%
Education and Welfare		(0)	(0)	(0)	100%
Community Ammenities		(1,205,857)	(1,052,509)	(1,084,499)	103%
Recreation and Culture		(321,519)	(185,805)	(321,286)	173%
Transport		(1,670,252)	(986,720)	(988,602)	100%
Economic Services		(208,840)	(114,354)	(136,106)	119%
Other Property and Services		(537,079)	(67,126)	(84,770)	126%
		<b>(5,371,983)</b>	<b>(3,299,151)</b>	<b>(3,449,259)</b>	
<b>Expenses / (Application)</b>					
Governance		695,773	353,703	326,427	92%
General Purpose Funding		243,529	74,595	72,834	98%
Law, Order and Public Safety		1,346,668	777,662	772,111	99%
Health		378,880	217,322	199,586	92%
Education and Welfare		81,423	31,877	27,728	87%
Community Ammenities		2,210,697	1,222,690	1,050,416	86%
Recreation and Culture		3,199,140	1,942,072	1,838,340	95%
Transport		5,392,510	3,188,508	2,925,962	92%
Economic Services		736,999	409,723	337,999	82%
Other Property and Services		533,415	388,695	572,042	147%
		<b>14,819,034</b>	<b>8,606,847</b>	<b>8,123,445</b>	
<b>Adjustments for Non-Cash (Revenue) and Expenditure</b>					
(Profit)/Loss on Asset Disposals	3	(189,341)	104,162	4,960	
Movement in Accrued Interest		(0)	(0)	(10,570)	
Movement in Accrued Salaries and Wages		(0)	(0)	(38,307)	
Movement in Employee Provisions		(0)	(0)	(288,002)	
Movement in Deferred Rates		(0)	(0)	(0)	
Movement in Accrued Expenses		(0)	(0)	(35,439)	
Depreciation on Assets		6,171,904	3,600,277	3,590,598	
<b>Total Operating less non cash items</b>		<b>3,464,489</b>	<b>1,603,257</b>	<b>1,450,945</b>	
<b>Capital Revenue and (Expenditure)</b>					
Purchase Land and Buildings	2	822,295	822,295	770	
Purchase Furniture and Equipment	2	160,000	160,000	3,000	
Purchase Plant and Equipment	2	1,054,000	1,054,000	85,284	
Purchase Infrastructure Assets - Roads	2	3,636,017	3,636,017	(0)	
Purchase Infrastructure Assets - Parks & Reserves	2	23,993	23,993	(0)	
Purchase Infrastructure Assets - Other	2	336,480	336,480	(0)	
Capital Works in Progress	2	0	0	1,411,694	
Proceeds from New Debentures	4	(0)	(0)	(21,000)	
Proceeds from disposal of assets	3	(739,727)	(739,727)	(57,273)	
Payment Self Supporting Loan to Community Group	4	(0)	(0)	21,000	
Repayment of Debentures	4	108,362	108,362	61,742	
Self-Supporting Loan Principal Income	4	(47,368)	(47,368)	(33,739)	
Transfer to Reserves	8	579,958	579,958	93,982	
Transfer from Reserves	8	(537,430)	(537,430)	(0)	
Surplus/(Deficit) July 1 B/Fwd		2,789,561		2,845,406	
Surplus/(Deficit) June 30 C/Fwd	5	0		5,907,601	
<b>Amount raised from rates</b>	<b>6</b>	<b>(6,071,507)</b>		<b>(6,078,601)</b>	

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

SHIRE OF DANDARAGAN  
BALANCE SHEET  
AS AT 31 DECEMBER 2017

Description	Notes	Opening Balance		Closing Balance
<b>CURRENT ASSETS</b>				
Cash	7	7,216,558	2,801,443	10,018,001
Trade & Other Receivables		986,066	63,585	1,049,651
Inventories		24,690	(7,251)	17,439
<b>TOTAL CURRENT ASSETS</b>		<b>8,227,314</b>	<b>2,857,777</b>	<b>11,085,091</b>
<b>NON-CURRENT ASSETS</b>				
Land		3,060,000	0	3,060,000
Buildings and Improvements		31,016,300	(646,823)	30,369,477
Furniture and Equipment		917,743	(98,096)	819,647
Plant and Equipment		4,460,872	(435,156)	4,025,717
Infrastructure		210,715,353	2,175	209,743,345
Trade & Other Receivables		198,552	(12,739)	185,814
<b>TOTAL NON-CURRENT ASSETS</b>		<b>250,368,821</b>	<b>(1,151,061)</b>	<b>248,204,000</b>
<b>TOTAL ASSETS</b>		<b>258,596,134</b>	<b>1,706,715</b>	<b>259,289,090</b>
<b>CURRENT LIABILITIES</b>				
Creditors		(436,369)	298,400	(137,969)
Provisions		(526,245)	288,002	(238,243)
Loans Leases Overdrafts		(108,362)	58,344	(50,018)
Accruals		(84,314)	84,314	0
<b>TOTAL CURRENT LIABILITIES</b>		<b>(1,155,289)</b>	<b>729,060</b>	<b>(426,230)</b>
<b>NON-CURRENT LIABILITIES</b>				
Provisions		(76,862)	0	(76,862)
Loans Leases and Overdrafts		(416,933)	(17,602)	(434,535)
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>(493,795)</b>	<b>(17,602)</b>	<b>(511,397)</b>
<b>TOTAL LIABILITIES</b>		<b>(1,649,084)</b>	<b>711,458</b>	<b>(937,626)</b>
<b>TOTAL NET ASSETS</b>		<b>256,947,050</b>	<b>2,418,173</b>	<b>258,351,464</b>
<b>EQUITY</b>				
Reserves - Cash Backed	8	4,945,538	93,982	5,039,520
Revaluation Surplus		43,367,167	(0)	43,367,167
Accumulations		208,634,345	1,310,434	209,944,778
<b>TOTAL EQUITY</b>		<b>256,947,050</b>	<b>1,404,416</b>	<b>258,351,466</b>

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

SHIRE OF DANDARAGAN  
INCOME STATEMENT by Department  
AS AT 31 DECEMBER 2017

Description	Annual Budget 2017/2018	Y-T-D Budget 2017/2018	Actual 2017/2018
<b>Revenues from Ordinary Activities</b>			
Governance	(31,175)	(15,621)	(6,660)
General Purpose Funding	(6,969,193)	(6,556,406)	(6,536,249)
Law, Order, Public Safety	(479,105)	(398,198)	(358,421)
Health	(19,667)	(9,100)	(11,268)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(1,205,857)	(1,052,509)	(1,084,499)
Recreation and Culture	(321,519)	(185,805)	(271,286)
Transport	(234,335)	(223,133)	(13,809)
Economic Services	(208,840)	(114,354)	(136,106)
Other Property and Services	(223,043)	(68,626)	(84,770)
	<b>(9,692,734)</b>	<b>(8,623,751)</b>	<b>(8,503,068)</b>
<b>Expenses from Ordinary Activities</b>			
Governance	677,667	(39,576)	322,740
General Purpose Funding	243,529	(2,175)	72,834
Law, Order, Public Safety	1,346,668	777,662	772,111
Health	378,880	217,322	199,586
Education and Welfare	81,423	45,705	27,728
Community Amenities	2,210,697	1,247,064	1,050,416
Recreation and Culture	3,190,499	1,936,345	1,835,685
Transport	5,287,545	3,083,543	2,925,962
Economic Services	734,787	417,644	334,528
Other Property and Services	512,112	388,511	571,901
	<b>14,663,807</b>	<b>8,072,045</b>	<b>8,113,492</b>
	<b>4,971,073</b>	<b>(551,707)</b>	<b>(389,576)</b>
<b>Borrowing Costs Expense</b>			
Governance	18,106	9,053	2,198
General Purpose Funding	(0)	(0)	(0)
Law, Order, Public Safety	(0)	(0)	(0)
Health	(0)	(0)	(0)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(0)	(0)	(0)
Recreation and Culture	8,641	5,728	2,655
Transport	(0)	(0)	(0)
Economic Services	(0)	(0)	(0)
Other Property and Services	368	184	140
	<b>27,115</b>	<b>14,965</b>	<b>4,993</b>
<b>Grants and Subsidies Non-Operating</b>			
Governance	(0)	(0)	(0)
General Purpose Funding	(0)	(0)	(0)
Law, Order, Public Safety	(0)	(0)	(0)
Health	(0)	(0)	(0)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(0)	(0)	(0)
Recreation and Culture	(0)	(0)	(50,000)
Transport	(1,433,304)	(1,189,965)	(974,793)
Economic Services	(0)	(0)	(0)
Other Property and Services	(0)	(0)	(0)
	<b>(1,433,304)</b>	<b>(1,189,965)</b>	<b>(1,024,793)</b>
<b>Profit / Loss on Asset Disposal</b>			
Governance	(803)	(803)	1,489
General Purpose Funding	(0)	(0)	(0)
Law, Order, Public Safety	(0)	(0)	(0)
Health	(0)	(0)	(0)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(0)	(0)	(0)
Recreation and Culture	(0)	(0)	(0)
Transport	102,352	102,352	(0)
Economic Services	2,212	(0)	3,471
Other Property and Services	(293,102)	(314,036)	(0)
	<b>(189,341)</b>	<b>(212,487)</b>	<b>4,960</b>
<b>NET RESULT</b>	<b>3,375,544</b>	<b>(1,939,194)</b>	<b>(1,404,416)</b>
<b>Other Comprehensive Income</b>			
Changes on revaluation of non-current assets	(0)	(0)	(0)
	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>3,375,544</b>	<b>(1,939,194)</b>	<b>(1,404,416)</b>

SHIRE OF DANDARAGAN  
INCOME STATEMENT by Nature or Type  
AS AT 31 DECEMBER 2017

Description	Notes	Annual Budget 2017/2018	Y-T-D Budget 2017/2018	Actual 2017/2018
<b>Revenue form Ordinary Activities</b>				
Rates	6	(6,084,507)	(6,090,491)	(6,092,263)
Grants and Subsidies	12	(1,040,917)	(630,570)	(433,257)
Contributions Reimbursements Donations		(250,702)	(132,034)	(127,836)
Service Charges		(0)	(0)	(0)
Fees and Charges		(2,120,008)	(1,644,001)	(1,712,163)
Interest Earnings		(109,000)	(76,139)	(77,871)
Other Revenue		(87,599)	(50,517)	(59,678)
		<b>(9,692,734)</b>	<b>(8,623,751)</b>	<b>(8,503,068)</b>
<b>Expenses from Ordinary Activities</b>				
Employee Costs		3,967,246	2,065,844	2,009,702
Materials and Contracts		2,810,189	1,829,816	1,465,300
Utilities		590,263	350,243	245,632
Insurance		380,061	(39,576)	394,207
Other Expenses		744,145	(2,175)	408,053
Depreciation		6,171,904	3,600,277	3,590,598
		<b>14,663,807</b>	<b>7,804,428</b>	<b>8,113,492</b>
		<b>4,971,073</b>	<b>(819,323)</b>	<b>(389,576)</b>
Borrowing Costs Expense		27,115	14,965	4,993
Grants & Subsidies (towards non-operating activities)	12	(1,433,304)	(1,189,965)	(1,024,793)
Profit / Loss on Disposal of Assets	3	(189,341)	(212,487)	4,960
<b>NET RESULT</b>		<b>3,375,544</b>	<b>(2,206,810)</b>	<b>(1,404,416)</b>
<b>Other Comprehensive Income</b>				
Changes on revaluation of non-current assets		(0)	(0)	(0)
		<b>(0)</b>	<b>(0)</b>	<b>(0)</b>
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>3,375,544</b>	<b>(2,206,810)</b>	<b>(1,404,416)</b>

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

Program/Sub-program			TOTAL		Land & Buildings		Plant & Equipment		Furniture &		Parks &		Roads	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18
<b>Governance</b>		<b>400</b>												
Chamber audio visual (CO from Civic fitout)	New	CAP0264	-	120,000					120,000					
Toyota Prado GXL	New	CAP0294	-	56,000				56,000						
Toyota Fortuner GXL	New	CAP0296	-	48,000				48,000						
Jurien Admin Office Layout	FA2400	I50142	320	6,600	320	6,600								
<b>Community Amenities</b>		<b>1000</b>												
Cer. Transfer Fencing staged replacement	FA3073	I30034	1,023	6,485										
Cer. Waste Trans. Replace roller door on shed	FA2451	I50127	-	6,240		6,240								
Sewerage		I70002	30,648	25,859										
Jur. Bay FRC. Playground shade sails	FA2431	I50140	-	4,000			4,000							
FRC New emergency escape path	FA2431	I50145	-	3,900			3,900							
FRC Internal painting	FA2431	I50146	-	3,200			3,200							
FRC Revised security fencing	FA2431	I50147	-	2,100			2,100							
FRC Revised lighting and replacements	FA2431	I50148	13,060	14,366	13,060	14,366								
Dan. Cemetery Gates	FA1709	I30049	6,354	9,000										
<b>Transport</b>		<b>1200</b>												
Mower tractor	New	CAP0287	-	56,000				56,000						
Water Tank 6 Wheeler	New	CAP0288	-	220,000				220,000						
Side Tipper and Dolly S/Hand	New	CAP0289	-	85,000				85,000						
CAT Grader 12M	New	CAP0290	-	355,000				355,000						
Tandum axle trailer	New	CAP	-	4,040				4,040						
Toro Groundmaster 360	New	CAP0291	-	60,000				60,000						
Turquoise Way Staged Replacement	FA2601	I10041	35,549	30,000										
Bashford Street Footpath Batt to Whitfield	FA2601	I10050	-	60,000										
Bashford Street Footpath Doust to Hastings	FA2601	I10051	-	80,000										
Beachridge Swales Staged Renewal		I30041	4,000	30,000										
Cer. Comm. Cent. Carpark	FA2694	I30047	-	30,000										
Dand. Depot Lunchroom - carryover		I50136	113			113								
Dand. Depot OHS - carryover	FA3010	I50141	5,335			5,335								
Dand. Depot OHS - carryover	FA3010	CAP0262	770			770								
Dan. Depot Fencing	New	I50141	-	6,000		6,000								
Gillingarra Road		MGR010	1,372									1,372		
Yerramullah - Carryover	FA2600	MGR022	10,000									10,000		
Cadda rd. Gravel Resheet 9.3-11.8km & 22-26.4km	FA2600	MGR009	59,035	174,207								59,035	174,207	
McKays rd. Gravel Resheet 0.0-3.0km	FA2600	MGR040	49,810	77,829								49,810	77,829	
Dewar rd. Gravel Resheet 2.0-6.0km	FA2600	MGR042	-	124,372									124,372	
Cantabilling rd. Gravel Resheet 9.3-11.8km	FA2600	MGR047	420	90,978								420	90,978	
Cowalla rd. Gravel Resheet 0.0-3.0km	FA2600	MGR047	-	106,639									106,639	
Black Arrow rd. Gravel Resheet 2.0-6.0km	FA2600	MGR052	70,291	122,237								70,291	122,237	
Bidgerabbie rd. Gravel Resheet 0.0-4.0km	FA2600	MGR059	71,473	119,999								71,473	119,999	
Koodjee rd. Gravel Resheet 0.0-4.0km	FA2600	MGR120	68,256	108,304								68,256	108,304	
Bashford Street Preparatory Works	FA2600	MUC078	-	100,000									100,000	
Dan. rd. Widen to 8m 37.3-40.3km	FA2600	RRG002	32,555	287,968								32,555	287,968	
Dan. rd. Final Seal 28.35-32.55km	FA2600	RRG002A	-	130,000									130,000	
Rowes rd. Upgrade to 8m seal 30.2-33.3km	FA2600	RRG007	-	138,800									138,800	
Jur. East rd. Widen to 8m 0.0-7.0km	FA2600	RRG856	693,152	553,007								693,152	553,007	
Jur. East rd. Final Seal 0.0-7.0km	FA2600	RRG856A	-	276,200									276,200	
Cadiz Street Upgrade 0.0-0.613km	FA2600	RTR116	-	200,000									200,000	
Ward Street New 10m seal	FA2600	RTR124	120,828	150,000								120,828	150,000	
Carmella Street Asphalt upgrade 0.6km-end	FA2600	RTR147	-	350,000									350,000	
Drummond Circus Upgrade 0.0-0.35km	FA2600	RTR208	-	200,000									200,000	
Gillingarra rd. Gravel Resheet 0.0-3.0km	FA2600	SCR010	413	126,476									413	126,476
Sandy Cape rd. Gravel Resheet 0.0-3.0km	FA2600	SCR127	11,465	169,000								11,465	169,000	
Tree Box Solution Prepare and seal	FA2600	I20046	-	30,000									30,000	
<b>Recreation and Culture</b>		<b>1100</b>												
Playground Cer. Recreation Reserve	FA2191	I80002	-	40,000					40,000					
Cer. Recreation Reserve Replace Tank	FA2793	I30046	-	15,000										
Jur. Bay Oval Replace Water Tank	FA2790	I20084	-	25,000										
Cer. Oval Bore Installation	FA2673	I20085	-	15,000										
Outdoor Shower Thirsty Point	FA2967	I20086	-	10,000								10,000		
CCC Renewal Project	FA2441	I50129	75,847	714,202	75,847	714,202								
Jur. Comm. Cent. Door latching and key revision	FA2425	I50131	12,760	10,000	12,760	10,000								
Cer. Memorial Park Replace power box	FA2407	I50134	-	3,200				3,200						
Dan. Comm. Cent. Toilet Revision	FA2468	I50066	9,477	9,332	9,477	9,332								
BCC Repair windows	FA2488	I50149	5,373	6,000	5,373	6,000								
BCC Mezzanine carpet and function carpet	FA2488	I50150	4,670	6,000	4,670	6,000								
JCC Repairs to internal wall behind ball nets.	FA2425	I50151	6,523	9,200	6,523	9,200								
JBVC Offices and storeroom	FA2399	I50152	-	14,000				14,000						
BCC Carpark lighting at exit point	FA2488	I50153	4,084	1,200	4,084	1,200								
JB Memorial Park Lighting	FA2351	I30048	-	9,993										
Cer. Foreshore Painting gazebos	FA2876	I30050	179	4,000		179						9,993		
Cer. Memorial Corner gazebo		I30051	1,749	1,200	1,749							4,000		
Wolba Wolba retain and level	FA3074	I30040	2,264											
Civic Centre - Wind support for outdoor cinema screen	FA2399	I50121	200		200									
Sandy Cape Project		I20083	3,095											
<b>Economic Services</b>		<b>1300</b>												
Mazda CX5 Wagon	New	CAP0298	35,753	37,000				35,753	37,000					
Coin Operated Water Dispenser	New	I30045	-	8,936										
<b>Other Property &amp; Services</b>		<b>1400</b>												
Toyota Hilux Space Cab	New	CAP0292	-	43,000				43,000						
Toyota Hilux Space Cab	New	CAP0293	-	43,000				43,000						
Toyota Fortuner GXL	New	CAP0295	49,532	48,000				49,532	48,000					
Fuel trailer air compressor	New	CAP0299	3,000	3,000				3,000	3,000					
Residence - 31B Dan. rd. Fireplace		I50143	-	2,755		2,755								
<b>Totals</b>			<b>1,500,748</b>	<b>6,036,824</b>	<b>140,461</b>	<b>822,295</b>	<b>85,284</b>	<b>1,058,040</b>	<b>3,000</b>	<b>160,000</b>	<b>-</b>	<b>23,993</b>	<b>1,189,070</b>	<b>3,636,016</b>

WIP 1,411,694  
 CAPITALISED 89,055  
 TOTAL 1,500,748

SHIRE OF DANDARAGAN  
 NOTE 3 - DISPOSAL OF ASSETS  
 AS AT 31 DECEMBER 2017

Class of Asset	Proceeds from Sale		Cost of Replacement Asset		Net Cost for Change Over	
	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget
	\$	\$	\$	\$	\$	\$
<b>Plant &amp; Machinery</b>						
Tractor		10,000		56,000	0	46,000
6 Wheeler (water tanker)		60,000		220,000	0	160,000
Side Tipper & Dolly (second hand)		10,000		85,000	0	75,000
Grader		70,000		355,000	0	285,000
Mower		1,000		60,000	0	59,000
Utility		4,000		43,000	0	39,000
Utility		4,000		43,000	0	39,000
Administration Vehicle (CEO)		45,000		56,000	0	11,000
Administration Vehicle (EMDS)		40,909		48,000	0	7,091
Administration Vehicle (EMI)		31,818		48,000	0	16,182
Administration Vehicle (MBS)	20909.09	23,000	35752.66	37,000	-14843.57	14,000
Pole Saw Loader Attachment		40,000				
Administration Vehicle (DCEO)	36363.64					
<b>Land</b>						
Lot 96 Bashford Street, Jurien Bay		364,036				
<b>Building</b>						
Lot 96 Bashford Street, Jurien Bay		35,964				
<b>Totals</b>	<b>57,273</b>	<b>739,727</b>	<b>35,753</b>	<b>1,051,000</b>	<b>-14,844</b>	<b>751,273</b>

Class of Asset	Proceeds from Sale		Written Down Value		Profit/(Loss) on Disposal	
	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget
	\$	\$	\$	\$	\$	\$
	0	10,000		12,716	0	-2,716
	0	60,000		99,913	0	-39,913
	0	10,000		8,175	0	1,825
	0	70,000		76,384	0	-6,384
	0	1,000		212	0	788
	0	4,000		9,800	0	-5,800
	0	4,000		11,808	0	-7,808
	0	45,000		44,907	0	93
	0	40,909		40,199	0	710
	0	31,818		39,144	0	-7,326
	20909.09	23,000	24380	25,212	-3470.91	-2,212
	0	40,000		95,952	0	-55,952
	36363.64		37853		-1489.36	
	0	364,036		50,000	0	314,036
	0	35,964		35,964	0	0
<b>Totals</b>	<b>57,273</b>	<b>739,727</b>	<b>62,233</b>	<b>550,386</b>	<b>-4,960</b>	<b>189,341</b>

SHIRE OF DANDARAGAN  
NOTE 4 - LOAN REPAYMENT DETAILS  
AS AT 31 DECEMBER 2017

(a) Debenture Repayments

Loan Details  No.	Amount	New Loans	Interest Repayments		Principal Repayments		Principal
	Outstanding 1/7/2017	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	Outstanding 30/06/2018
	\$	\$	\$	\$	\$	\$	\$
<b>Self-Supporting Loans</b>							
113 Advance Dandaragan	7,373		220	368	2,385	4,842	2,531
114 Cervantes Community Club	43,092		2,814	2,814	16,316	16,316	26,776
130 Jurien Bowling Club	112,140		2,770	5,292	10,023	20,294	91,846
131 Jurien Bowling Club	21,415		287	535	2,939	5,916	15,499
132 Jurien Sport & Rec Centre		21000					17,602
<b>Other Loans</b>							
127 Jurien Admin Centre	341,275		9,470	18,106	30,079	60,994	280,281
128 Jurien Jetty	-						-
<b>Total</b>	<b>525,294</b>	<b>21,000</b>	<b>15,561</b>	<b>27,115</b>	<b>61,742</b>	<b>108,362</b>	<b>416,932</b>
<b>Community Group Cash Advance</b>							
	Amount	New Loans			Principal Repayments		Principal
	Outstanding 1/7/2017	2017/2018 Budget			2017 / 2018 Actual	2017/2018 Budget	Outstanding 30/06/2018
	\$	\$			\$	\$	
<b>Self-Supporting</b>							
Cervantes Bowling Club	11,608				2,075	4,152	7,456
<b>Total</b>	<b>11,608</b>				<b>2,075</b>	<b>4,152</b>	<b>7,456</b>
<b>GRAND TOTAL</b>	<b>536,902</b>	<b>21000</b>	<b>37,248</b>	<b>27,115</b>	<b>112,514</b>	<b>106,736</b>	<b>430,166</b>

(b)

**Unspent Debentures:**

Council had no unspent debenture funds as at 30th June 2017 nor is it expected to have unspent debenture funds as at 30th June 2018.

(c)

**Overdraft:**

Council utilised an overdraft facility during 2016/2017 but did not require it at 30th June 2017. Details of this facility can be found at note 12. It is anticipated this facility will be required during 2017/2018.

SHIRE OF DANDARAGAN  
 NOTE 5 - NET CURRENT ASSETS  
 AS AT 31 DECEMBER 2017

Notes Brought Forward 1 July Actual Movement Actual to Date

**5. NET CURRENT ASSETS**

**Composition of Estimated Net Current Asset Position**

CURRENT ASSET

Cash - Unrestricted		2,271,019	2,707,461	4,978,481
Cash - Restricted	8	4,945,538	93,982	5,039,520
Receivables		986,066	63,585	1,049,651
Inventories		24,690	(7,251)	17,439
		<u>8,227,314</u>	<u>2,857,777</u>	<u>11,085,091</u>

LESS: CURRENT LIABILITIES

Payables and Provisions		(436,369)	298,400	(137,969)
		<u>7,790,945</u>	<u>3,156,177</u>	<u>10,947,122</u>

Less: Cash - Restricted		4,945,538	93,982	5,039,520
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<b>NET CURRENT ASSET POSITION</b>		<u><b>2,845,406</b></u>	<u><b>3,062,195</b></u>	<u><b>5,907,601</b></u>
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**SHIRE OF DANDARAGAN**  
**NOTE 6 - RATING INFORMATION**  
**AS AT 31 DECEMBER 2017**

RATE TYPE	2017/18 BUDGET					2017/18 ACTUAL			
	Rate in \$	Number of Properties	Rateable Value	Budget Rate Revenue	Budget Total Revenue	Rate Revenue	Interim Rate	Back Rates	Total Revenue
<b>General Rate</b>									
General GRV	0.084300	1,520	25,054,474	2,112,092	2,112,092	2,112,092	9,890	-	2,121,982
General UV	0.007737	685	369,559,156	2,859,280	2,859,280	2,853,276	5,978	-	2,859,254
<b>Sub-Total</b>		<b>2,205</b>	<b>394,613,630</b>	<b>4,971,372</b>	<b>4,971,372</b>	<b>4,965,369</b>	<b>15,868</b>	<b>-</b>	<b>4,981,236</b>
<b>Minimum Rates</b>									
General GRV	\$ 916	1277	8,225,808	1,169,732	1,169,732	532,725	-	-	532,725
Lesser GRV (Dandaragan & Badgingarra)	\$ 691	86	491,530	59,426	59,426	696,433	-	-	696,433
General UV	\$ 865	77	1,390,596	66,605	66,605	64,010	-	-	64,010
Lesser UV (non-mining)	\$ 691	48	2,577,300	33,168	33,168	33,168	-	-	33,168
<b>Sub-Total</b>		<b>1,488</b>	<b>12,685,234</b>	<b>1,328,931</b>	<b>1,328,931</b>	<b>1,326,336</b>	<b>0</b>	<b>0</b>	<b>1,326,336</b>
Ex Gratia Rates					1,204				0
		3,693	407,298,864	6,300,303	6,301,507	6,291,705			6,307,572
Discounts					(230,000)				(228,971)
<b>Total as per Rate Setting Statement</b>					<b>6,071,507</b>				<b>6,078,601</b>
Instalment Admin Fee					13,000				13,662
<b>Total as per Income Statement</b>					<b>6,084,507</b>				<b>6,092,263</b>

SHIRE OF DANDARAGAN  
 NOTE 7 - CASH, INVESTMENTS & RECEIVABLES  
 AS AT 31 DECEMBER 2017

<b>Note 7</b>	Notes	1-Jul	Movements	Closing Balance
<b>Cash and Investments:</b>				
Municipal Fund		2,269,869	2,707,261	4,977,131
Petty Cash		1,150	200	1,350
Reserve Fund - Cash Backed		4,945,538	93,982	5,039,520
<b>Total Cash and Investments</b>		<b>7,216,558</b>	<b>2,801,443</b>	<b>10,018,001</b>
<b>Receivables:</b>				
Rates	13	286,721	525,121	811,842
Sundry Debtors	13	675,046	(488,293)	186,753
<b>Total Receivables</b>		<b>961,768</b>	<b>36,827</b>	<b>998,595</b>

SHIRE OF DANDARAGAN  
NOTE 8 - RESERVE FUND  
AS AT 31 DECEMBER 2017

RESERVE ACCOUNTS	BALANCE AS AT 1ST JULY	INTEREST EARNED	INCREASE IN RESERVES	RESERVE FUNDS EXPENDED	REALLOC PER BUDGET	TOTAL
PLANT RESERVE	\$ 255,104.05	\$ 2,383.53				\$ 257,487.58
BUILDING RESERVE	\$ 1,028,466.85	\$ 9,520.35				\$ 1,037,987.20
RUBBISH RESERVE	\$ 363,429.29	\$ 3,395.61				\$ 366,824.90
COMMUNITY CENTRE RESERVE	\$ 385,209.87	\$ 3,599.11				\$ 388,808.98
TELEVISION SERVICES RESERVE	\$ 93,653.27	\$ 875.02				\$ 94,528.29
COMPUTER RESERVE	\$ 54,640.26	\$ 510.52				\$ 55,150.78
CARAVAN PARK RESERVE	\$ 379,671.77	\$ 3,547.38				\$ 383,219.15
LAND DEVELOPMENT SCHEMES RESERVE	\$ 67,715.16	\$ 632.69				\$ 68,347.85
PARKING REQUIRMENTS RESERVE	\$ 10,929.70	\$ 102.12				\$ 11,031.82
<i>a) Cash in Lieu of Parking - Lot 1154 Sandpiper Street</i>						
<i>b) Interest Earned</i>						
PARKS AND RECREATIONAL GROUNDS DEVELOPMENT RESERVE	\$ 360,600.58	\$ 3,369.20				\$ 363,969.78
<i>a) Seagate Public Open Space</i>						
<i>b) Interest Earned</i>						
FOOTPATH CONSTRUCTION RESERVE		\$ 70.64	\$ 50,000.00			\$ 50,070.64
SPORT AND REC RESERVE	\$ 235,708.03	\$ 2,202.28				\$ 237,910.31
ADMIN CENTRE EXTENSION RESERVE	\$ 426.38					\$ 426.38
LANDSCAPING RESERVE	\$ 2,536.44	\$ 23.70				\$ 2,560.14
<i>a) Lot 1154 Sandpiper Street</i>						
<i>Interest</i>						
JETTY RESERVE	\$ -					\$ -
HOUSING RESERVE	\$ -					\$ -
AERODROME RESERVE	\$ 73,330.08	\$ 685.14				\$ 74,015.22
STAFF ATTRACTION & RETENTION	\$ 200,813.53					\$ 200,813.53
POS Renewal Reseve	\$ 417,120.41	\$ 3,897.28				\$ 421,017.69
Infrastrucutre Renewal Reserve	\$ 569,280.79	\$ 5,312.92				\$ 574,593.71
POS Construction Reserve	\$ 85,553.78	\$ 799.36				\$ 86,353.14
Infrastructure Construction Reserve	\$ -					\$ -
Building Contruction Reserve	\$ 111,346.07	\$ 1,040.34				\$ 112,386.41
Leave Reserve	\$ 250,002.06	\$ 2,014.71				\$ 252,016.77
Sewer Stage 1B (Bankwest)	\$ -					\$ -
SuperTowns Reserve (Bankwest)	\$ -					\$ -
	<b>\$ 4,945,538.37</b>	<b>\$ 43,981.90</b>	<b>\$ 50,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,039,520.27</b>

SHIRE OF DANDARAGAN  
 NOTE 9 - RESTRICTED ASSETS  
 AS AT 31 DECEMBER 2017

ACCOUNT NAME	DESCRIPTION	BALANCE OPENING	RECEIPTS	INTEREST	PAYMENTS	BALANCE CLOSING
CENTRAL COAST STRATEGY	Regional Strategy	\$ 13,540.14				\$ 13,540.14
PREPAID P.WORKS DOLA SUBD	DOLA Stage 1 Fencing & Footpaths, Cervantes	\$ 41,401.12				\$ 41,401.12
LANDCORP	Landcorp Cash in Lieu POS	\$ 162,500.00				\$ 162,500.00
JURIEN BAY HEIGHTS STAGE 2	\$500 x 11 Lot Contrib. Mtce of Canover Rd Stage 2	\$ 15,900.00				\$ 15,900.00
SEAGATE ESTATE	Footpath - Foreshore Management Plan	\$ 20,814.20				\$ 20,814.20
CASH IN LIEU OF LANDSCAPING	Lot 1146 Sandpiper Street	\$ 2,000.00				\$ 2,000.00
REHAB BOND	Lot 290 Canover	\$ 5,000.00				\$ 5,000.00
Retention Wormall Civil	Retention Wormall	\$ 148,050.00				\$ 148,050.00
Retention DJ MacCormick Stowns	Retention DJ MacCormick	\$ -				\$ -
INTEREST	Interest	\$ 59,550.16				\$ 59,550.16
<b>TOTAL</b>		<b>\$ 468,755.62</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 468,755.62</b>

**SHIRE OF DANDARAGAN**  
**NOTE 10 - TRUST FUND**  
**AS AT 31 DECEMBER 2017**

TRUST FUND	BALANCE			
	AS AT 1ST JULY	RECEIPTS	PAYMENTS	TOTAL
Housing Bonds	\$250.00	\$0.00	\$0.00	\$250.00
Seagate Estate	\$37,300.00	\$0.00	\$0.00	\$37,300.00
Dust Bond	\$11,049.00	\$0.00	\$0.00	\$11,049.00
Fire Fighting Facility	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Housing Relocation Bond	\$4,000.00	\$0.00	\$0.00	\$4,000.00
Footpath Deposit	\$2,600.00	\$0.00	\$0.00	\$2,600.00
Burial Plots	\$3,125.73	\$150.00	\$0.00	\$3,275.73
Other Development Bonds	\$19,000.00	\$0.00	\$0.00	\$19,000.00
Dandaragan Recreation Fund	\$9,500.00	\$0.00	\$0.00	\$9,500.00
Unclaimed monies	\$0.00	\$0.00	\$0.00	\$0.00
Development Assessment Panel Fee	\$0.00	\$0.00	\$0.00	\$0.00
Nomination Deposits	\$0.00	\$480.00	\$480.00	\$0.00
BCITF	\$0.00	\$0.00	\$0.00	\$0.00
KidsSport	\$2,829.00	\$0.00	\$2,829.00	\$0.00
Scheme Amendment Deposit	\$1,000.00	\$0.00	\$0.00	\$1,000.00
<b>Total Trust Funds</b>	<b>\$95,653.73</b>	<b>\$150.00</b>	<b>\$3,309.00</b>	<b>\$92,974.73</b>



SHIRE OF DANDARAGAN  
 NOTE 12 - GRANTS AND CONTRIBUTIONS  
 AS AT 31 DECEMBER 2017

SCHEDULE	PROGRAM / DETAILS	GRANT PROVIDER	PREVIOUS YEARS OUTSTANDING	2017 - 18 BUDGET	2017 - 18 AMENDED BUDGET	RECOUP STATUS		
						RECEIVED	EXPENDITURE	NOT RECEIVED
					\$	\$	\$	
	<b>OPERATING</b>							
<b>0303</b>	<b>Other General Purpose Income</b>							
	Grants Commission - General	WALGGS	390,464	361,203		166,119		195,084
	Grants Commission - Roads	WALGGS	461,141	389,183		194,776		194,408
<b>0501</b>	<b>Fire Prevention</b>							
	ESL Operating Grant	FESA		68,000	10,356	44,356		34,000
<b>0502</b>	<b>Animal Control</b>							
<b>1103</b>	<b>Other Recreation and Sport</b>							
	Club Dev Officer DSR	DSR		20,000		20,000		
<b>1106</b>	<b>Other Culture</b>							
	Regional Visitors Centre Sustainability				8,006	8,006		
<b>1201</b>	<b>Streets Roads Bridges Depots Maint</b>							
	MRWA Direct Grant	MRWA		201,377				201,377
	Street Light Subsidy			1,154				1,154
			<b>851,605</b>	<b>1,040,917</b>	<b>18,362</b>	<b>433,257</b>		<b>626,022</b>
	<b>CAPITAL</b>							
<b>1201</b>	<b>Streets Roads Bridges Depots Maint</b>							
	Regional Road Group RRG	RRG	-	658,060		480,793	725,707	177,267
	Commodity Route Funding		-	197,000			11,878	197,000
	DoT Dual Use Path - Bashford to Whitfield	DoT	-	30,000		14,000	-	16,000
	DoT Dual Use Path - Heaton to Dalton	DoT	-	40,000			-	40,000
	Turquoise Way Path Project Reserve Funds	SOD			50,000	50,000		-
	RTR Grant	RTR	-	508,244		480,000	120,828	28,244
			-	<b>1,433,304</b>	<b>50,000</b>	<b>1,024,793</b>	<b>858,413</b>	<b>458,511</b>
			<b>851,605</b>	<b>2,474,221</b>	<b>68,362</b>	<b>1,458,050</b>		<b>1,084,533</b>

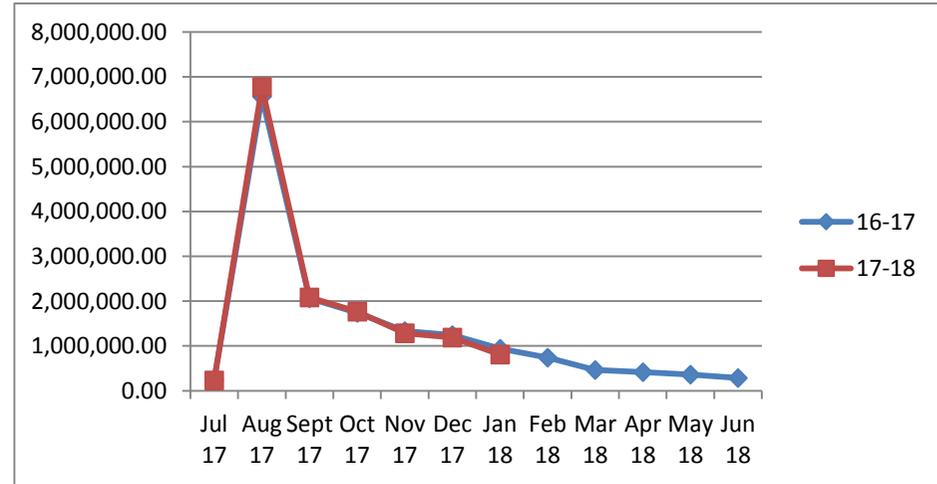
**SHIRE OF DANDARAGAN**

NOTE 13 - RECIEVABLES

AS AT 31 DECEMBER 2017

**Receivables - Rates Receivable**

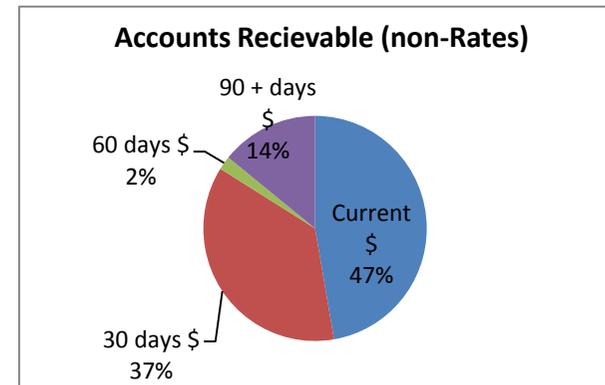
	YTD	30-Jun-17
Opening Arrears Previous Years	286,721	238,750
Levied this Year	7,378,635	5,995,556
Supplimentary rates		-6,274
Less Collections to date	- 6,853,514	-5,941,311
Equals Current Outstanding	811,842	286,721
<b>Net Rates Collectable</b>	811,842	286,721
% Collected	89.41	95.40



**Receivables - General**

	Current	30 days	60 days	90 + days
	\$	\$	\$	\$
Receivables General	88298.31	68371.46	3662.58	26420.62
<b>Total Receivables General Outstanding</b>				<u>186752.97</u>

Amounts shown above include GST (where applicable)



SHIRE OF DANDARAGAN  
 NOTE 14 - EXPLANATION OF MATERIAL VARIANCES  
 AS AT 31 DECEMBER 2017

REPORTING PROGRAM	VAR. \$	VAR %	VAR	TIMING / PERMANENT	EXPLANATION OF VARIANCE
<b>Operating Revenue</b>					
Governance	236	104%	▲		
General Purpose Funding	(21,267)	96%	▼		
Law, Order & Public Safety	(39,778)	90%	▼		
Health	2,168	124%	▲		
Education and Welfare	0	100%	▲		
Community Ammenities	31,991	103%	▲		
Recreation and Culture	135,481	173%	▲	Permanent	Non-Op Grant - Turquoise Way Path Project Reserve funds More than expected income from Sandy Cape Backdated income from CRC rental of Civic Centre
Transport	1,882	100%	▲		
Economic Services	21,752	119%	▲	Permanent	Regional visitors centre sustainability grant More than expected income from sale of water from standpipes
Other Property and Services	17,645	126%	▲	Timing	On-cost allocations
<b>Operating Expenses</b>					
Governance	(27,277)	92%	▼		
General Purpose Funding	(1,761)	98%	▼		
Law, Order & Public Safety	(5,551)	99%	▼		
Health	(17,736)	92%	▼		
Education and Welfare	(4,149)	87%	▼		
Community Ammenities	(172,273)	86%	▼	Permanent	A Fair Revaluation was undertaken and has lead to a variance in budgeted depreciation and actual depreciation, this is a non-cash item and will be corrected at the budget review. CRC Fees write off
Recreation and Culture	(103,732)	95%	▼	Permanent	
Transport	(262,545)	92%	▼		
Economic Services	(71,724)	82%	▼	Timing (monitor)	Tourism
Other Property and Services	183,346	147%	▲	Timing Permanent	On-cost allocations Refund of vehicle licences due to concession reinstatement

**SHIRE OF DANDARAGAN**

**ACCOUNTS FOR PAYMENT**

**FOR THE PERIOD ENDING**

**31 JANUARY 2018**

**SUMMARY OF SCHEDULE OF ACCOUNTS JANUARY 2018**

<u>FUND</u>					<u>AMOUNT</u>	
<b><u>MUNICIPAL FUND</u></b>						
CHEQUES	33375	-	33392		\$79,751.12	
EFT'S	EFT	216	-	EFT	221	\$698,070.11
DIRECT DEBITS	GJBDEB-	3071		GJBDEB-	3102	\$71,999.93
<b>TOTAL MUNICIPAL FUND</b>					<b><u>\$849,821.16</u></b>	

<b><u>TRUST FUND</u></b>					
CHEQUES		-			NIL

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

  
 \_\_\_\_\_  
 ACTING CHIEF EXECUTIVE OFFICER

  
 \_\_\_\_\_  
 EXECUTIVE MANAGER DEVELOPMENT SERVICES

<b>MUNICIPAL ACCOUNT</b>				
<b>DATE</b>	<b>CHEQUE</b>	<b>PAYEE</b>	<b>INVOICE DETAILS</b>	<b>AMOUNT</b>
5/01/2018	33375	BCITF	BCITF Levy payment December 2018	\$15,785.96
5/01/2018	33376	Shire Of Dandaragan	BCITF Commission Dec 2017	\$91.25
5/01/2018	33377	Synergy	Various Electricity Usage	\$22,733.75
5/01/2018	33378	Telstra Corporation	Various Telephone Usage	\$437.40
6/01/2018	33382	Water Corporation	Various Water Usagage	\$8,696.73
12/01/2018	33384	Synergy	Various Electricity Usage	\$9,212.75
12/01/2018	33385	Telstra Corporation	Various Telephone Usage	\$1,613.44
12/01/2018	33386	Water Corporation	Various Water Usagage	\$2,304.57
18/01/2018	33387	Jurien Bay IGA	Jurien Admin Consumables For Dec 17	\$956.63
18/01/2018	33389	Synergy	Various Electricity Usage	\$5,039.40
18/01/2018	33390	Telstra Corporation	Various Telephone Usage	\$5,392.30
18/01/2018	33391	Water Corporation	Various Water Usagage	\$1,529.69
25/01/2018	33392	Synergy	Various Electricity Usage	\$5,957.25
				<b>\$79,751.12</b>

<b>TRUST ACCOUNT</b>				
<b>DATE</b>	<b>CHEQUE</b>	<b>PAYEE</b>	<b>INVOICE DETAILS</b>	<b>AMOUNT</b>
				<b>NIL</b>

<b>DIRECT DEBITS</b>				
<b>DATE</b>	<b>JOURNAL NUMBER</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	
2/01/2018	GJBDEB-3081	Easifleet ERV Lease 9 of 48 + Fuel - Dec 2017	\$1,654.46	
2/01/2018	GJBDEB-3080	ANZ Bank Merchant Fees - Dec 2017	\$95.58	
2/01/2018	GJBDEB-3079	Alleasing Computer Lease Jan to Mar 2018	\$1,976.32	
2/01/2018	GJBDEB-3078	Westnet Inv # 95955638- January 2018	\$44.95	
2/01/2018	GJBDEB-3077	BWA OBB Record Fee - Jan 2018	\$7.75	
2/01/2018	GJBDEB-3076	BWA Mntnce Fee ex 117-005816-7 - Jan 2018	\$20.00	
2/01/2018	GJBDEB-3075	BWA BPay Transaction Fee - Jan 2018	\$114.40	
2/01/2018	GJBDEB-3074	BWA Over the Counter Service Fee - Jan 2018	\$26.00	
2/01/2018	GJBDEB-3073	BWA BPay Maintenance Fee - Jan 2018	\$15.00	
2/01/2018	GJBDEB-3072	BWA Paper Transaction Fee - Jan 2018	\$37.80	
2/01/2018	GJBDEB-3071	CCC Loan 114 Repayment	\$9,567.00	
3/01/2018	GJBDEB-3096	CBA Merchant Fees - Dec 2017	\$159.78	
3/01/2018	GJBDEB-3095	M/Card - Frames for Evac. plans	\$455.80	
3/01/2018	GJBDEB-3094	M/Card - Build. Surveyor 3 yr renewal	\$883.20	
3/01/2018	GJBDEB-3093	M/Card - Change plates on PLV253	\$16.90	
3/01/2018	GJBDEB-3092	M/Card - Get Well Gift	\$60.00	
3/01/2018	GJBDEB-3091	M/Card - Accom Councillors - CEO farewell	\$510.00	
3/01/2018	GJBDEB-3090	M/Card - Meals EMCCS meeting	\$22.65	
3/01/2018	GJBDEB-3089	M/Card - Adobe Indesign Prepaid Subs	\$527.87	
3/01/2018	GJBDEB-3088	M/Card - Lights for Admin - ex Home H'Ware	\$127.50	
3/01/2018	GJBDEB-3087	M/Card - Accom A. Lake -CEO consul. 05-0712	\$340.00	
3/01/2018	GJBDEB-3086	M/Card - DWER Clearing Permit Application	\$50.00	
3/01/2018	GJBDEB-3085	M/Card - Meals EMI meeting	\$16.00	
3/01/2018	GJBDEB-3084	M/Card - Meals EMI meeting	\$16.50	
3/01/2018	GJBDEB-3083	M/Card - Parking EMI meeting	\$12.40	
3/01/2018	GJBDEB-3082	M/Card - Parking EMI meeting	\$12.40	
4/01/2018	GJBDEB-3097	Salary Packaging	\$5,686.70	
8/01/2018	GJBDEB-3099	StarCard - Fuel - December 2017	\$574.54	
10/01/2018	GJBDEB-3100	BWA - Deposit Book	\$4.50	
11/01/2018	GJBDEB-3098	Click Super	\$19,547.71	
15/01/2018	GJBPAY-0118	Securepay Fees	\$7.17	
18/01/2018	GJBDEB-3101	Salary Packaging	\$5,043.25	
23/01/2018	GJBPAY-0121	WA Treasury - Guarantee Fees on loans	\$1,777.97	
24/01/2018	GJBPAY-0119	Bank Charges Aust Post	\$54.65	
25/01/2018	GJBPAY-0120	EasiFleet Vehicle lease	\$1,756.64	
25/01/2018	GJBDEB-3102	Click Super	\$19,193.25	
29/01/2018	FAGJ00300	WEX Fuel cards	\$1,583.29	
				<b>\$71,999.93</b>

<b>ELECTRONIC FUNDS TRANSFER</b>				
<b>DATE</b>	<b>EFT #</b>	<b>PAYEE</b>	<b>INVOICE DETAILS</b>	<b>AMOUNT</b>
5/01/2018	216/881	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - 11/12/17-14/12/17	\$1,480.88
5/01/2018	216/881	AN & A Whybrow	Hire of D9N Bulldozer and escort vehicle	\$3,465.00
5/01/2018	216/881	Australia Post	Postage December 2017	\$1,716.19
5/01/2018	216/881	AV Truck Services Pty Ltd	Bezels, Bolts, nut lock, trim collar, bush	\$284.03
5/01/2018	216/881	AV Truck Services Pty Ltd	Sunvisor PTH015 - Insurance Claim	\$1,467.25
5/01/2018	216/881	BBL Pty Ltd	Aerial Fire Break Inspections 20/12/17	\$4,270.00
5/01/2018	216/881	Bitutek Pty Ltd	Bitumen Spray & Seal - Jurien East Rd	\$98,369.63
5/01/2018	216/881	Building Commission	BSL remittance dec 2017	\$1,583.70
5/01/2018	216/881	Building Commission	BSL UNAUTHORISED approval certificate	\$123.30
5/01/2018	216/881	Comen Limited T/as Jurien Boatlifters	Fuel - PTL020 - 26/12/17	\$92.08
5/01/2018	216/881	Council First	Professional Services for December 2017	\$965.25
5/01/2018	216/881	Courier Australia	Freight - Cervantes Library	\$27.32
5/01/2018	216/881	Courier Australia	Freight - Dandy Library	\$31.06
5/01/2018	216/881	Courier Australia	Freight - JB Admin	\$10.44
5/01/2018	216/881	Courier Australia	Freight - JB Depot	\$26.95
5/01/2018	216/881	Courier Australia	Freight - water sampling	\$10.87
5/01/2018	216/881	D Greenwood	Waste Mntce Cont Dec 17 Badgy Refuse	\$1,280.00
5/01/2018	216/881	Dahlia Richardson, Cr	Members Travel Oct 17 - Dec 17	\$1,103.70
5/01/2018	216/881	Dalwallinu Concrete Pty Ltd	600mm class 4 bell end pipes	\$891.00
5/01/2018	216/881	Dalwallinu Concrete Pty Ltd	450mm class 4 bell end pipes	\$574.20
5/01/2018	216/881	Dalwallinu Concrete Pty Ltd	Single barrel 450mm pipe headwall	\$704.00
5/01/2018	216/881	Dalwallinu Concrete Pty Ltd	375mm class4 bell end pipes	\$1,188.00
5/01/2018	216/881	Department of Water and Environment	Controlled Waste tracking 01/12/17-12/12/17	\$1,188.00
5/01/2018	216/881	Elite Electrical Contracting Pty Ltd	Service a/c units - Lot 306 Pinetree	\$308.00
5/01/2018	216/881	Insight Call Centre Services	After hours calls November 2017	\$647.79
5/01/2018	216/881	Jurien Auto Electrics	LED round work light, front indicator LED	\$215.45
5/01/2018	216/881	Jurien Bay Country Golf Club	Staff Christmas Function 01/12/17	\$7,950.50
5/01/2018	216/881	Jurien Bayview Realty	Staff Housing 08/01/18 - 21/01/18	\$600.00
5/01/2018	216/881	Jurien Hardware	Gas Refill 9kg	\$60.00
5/01/2018	216/881	Jurien Hardware	Gas Refill 9kg	\$90.00
5/01/2018	216/881	Jurien Hardware	Padlock & Bolts	\$52.90
5/01/2018	216/881	Jurien Hardware	Gas Refill 9kg	\$60.00
5/01/2018	216/881	Jurien Hardware	Padbolt Galv	\$4.75
5/01/2018	216/881	Jurien Hardware	Gas Refill 9kg	\$42.75
5/01/2018	216/881	Jurien Hardware	Trailer Adaptor and D Shackle	\$55.10
5/01/2018	216/881	Jurien Hardware	PVC pipes, elbows, faucet reducers	\$45.16
5/01/2018	216/881	Jurien Hardware	Poly woven bags	\$38.00
5/01/2018	216/881	Jurien Hardware	Wood garden stakes	\$33.30
5/01/2018	216/881	Jurien Hardware	Sprinklers & rotators	\$52.74
5/01/2018	216/881	Jurien Hardware	PVC elbows, faucet reducers, tee slips, socket	\$22.95
5/01/2018	216/881	Jurien Hardware	PVC coupling & quickfix coupling	\$8.08
5/01/2018	216/881	Jurien Hardware	Teflon tape, soucket faucet, quickfix coupling	\$15.77
5/01/2018	216/881	Jurien Hardware	PVC cap 100mm	\$19.23
5/01/2018	216/881	Jurien Hardware	Bore casing slotted & PVC pipe	\$100.00
5/01/2018	216/881	Jurien Hardware	Trailer plug 7p	\$15.20
5/01/2018	216/881	Jurien Hardware	Raffia hat	\$11.88
5/01/2018	216/881	Jurien Hardware	Metal spikes click on hose adaptors, nipples	\$49.43
5/01/2018	216/881	Jurien Hardware	Tree ties, wood garden stakes	\$30.80
5/01/2018	216/881	Jurien Hardware	Poly risers	\$7.60
5/01/2018	216/881	Jurien Hardware	Secateurs, ratchet clamp, barbed tees	\$34.59
5/01/2018	216/881	Jurien Hardware	Rhino workshop XL & gloves XL	\$25.18
5/01/2018	216/881	Jurien Hardware	Speed Feed	\$216.60
5/01/2018	216/881	Jurien Hardware	Staff Uniforms Protective Clothing & emb.	\$110.00
5/01/2018	216/881	Jurien Hardware	Ninja Glove	\$12.36
5/01/2018	216/881	Jurien Hardware	Round Valve Box	\$47.50
5/01/2018	216/881	Jurien Hardware	Solinoid Valve socket tee slip reducing bush	\$91.20
5/01/2018	216/881	Jurien Hardware	Soliniod valve, coupling, socket valve	\$97.85
5/01/2018	216/881	Jurien Hardware	Seabreeze Hats assorted sizes	\$33.25
5/01/2018	216/881	Jurien Hardware	Camlock Fitting and coupling, bush	\$51.50

5/01/2018	216/881	Jurien Hardware	Canvas Hat Medium	\$14.25
5/01/2018	216/881	Jurien Home Timber & Hardware	Barricade and Safety Tape	\$21.10
5/01/2018	216/881	Jurien Home Timber & Hardware	Toilet Rolls	\$104.00
5/01/2018	216/881	Jurien Home Timber & Hardware	Toilet Rolls	\$208.00
5/01/2018	216/881	Jurien Home Timber & Hardware	Galvanised Padbolt	\$8.10
5/01/2018	216/881	Jurien Home Timber & Hardware	Toilet Rolls	\$104.00
5/01/2018	216/881	Jurien Home Timber & Hardware	Brass padlocks 48mm	\$150.40
5/01/2018	216/881	Jurien Home Timber & Hardware	Stihl chainsaw handle, retainer & spring	\$25.70
5/01/2018	216/881	Jurien Home Timber & Hardware	Silicone roof & gutter	\$21.90
5/01/2018	216/881	Jurien Home Timber & Hardware	50mm full circle sprinklers	\$35.40
5/01/2018	216/881	Jurien Home Timber & Hardware	48mm brass padlocks	\$56.40
5/01/2018	216/881	Jurien Home Timber & Hardware	Long nose pliers	\$17.75
5/01/2018	216/881	Jurien Home Timber & Hardware	Half & full sprinklers	\$70.50
5/01/2018	216/881	Jurien Home Timber & Hardware	CLR, HD wipes, toilet rolls, griddle screen	\$222.00
5/01/2018	216/881	Jurien Home Timber & Hardware	MDF nosing, screws, nylon anchor msh	\$90.75
5/01/2018	216/881	Jurien Home Timber & Hardware	Low sheen white interior	\$35.00
5/01/2018	216/881	Jurien Home Timber & Hardware	Screws & w/plugs	\$26.00
5/01/2018	216/881	Jurien Home Timber & Hardware	Washer repair kits (Caroma), top assembly	\$42.65
5/01/2018	216/881	Jurien Home Timber & Hardware	Door closer, valve cistern inlet	\$183.00
5/01/2018	216/881	L E & S Hotker	Waste Mntce Cont Dec 17 - Dandy Tip	\$2,304.03
5/01/2018	216/881	Landmark Operations Limited	BGCC Builders Choice Fast 20kg	\$190.08
5/01/2018	216/881	Local Government Professionals Austr	Finance for Non-financial People Course	\$250.00
5/01/2018	216/881	Lo-Go Appointments	Contract Labour - week ending 09/12/17	\$2,779.70
5/01/2018	216/881	Moore Catchment Council	Annual Cont. to Moore Catchment Council	\$550.00
5/01/2018	216/881	Nessa Hall	Mtnce Contract Dec 17 - Dobbyn Park	\$866.16
5/01/2018	216/881	Nessa Hall	Fauntlery Park Toilets	\$866.16
5/01/2018	216/881	Nessa Hall	Memorial Park	\$866.16
5/01/2018	216/881	Nessa Hall	Fauntlery Park BBQ new	\$428.30
5/01/2018	216/881	Nessa Hall	Sanitary Bins	\$84.70
5/01/2018	216/881	Nessa Hall	Jurien Fish Cleaning Station	\$866.16
5/01/2018	216/881	Nessa Hall	Beachridge Park BBQ	\$428.30
5/01/2018	216/881	Nessa Hall	Middleton Park BBQ	\$428.30
5/01/2018	216/881	Nessa Hall	Baudlin Park BBQ	\$428.30
5/01/2018	216/881	Nessa Hall	Sanitary Bins Contract Dec 17 - Cervantes	\$72.60
5/01/2018	216/881	PromotionsOnly	Australian Made Drink Bottles	\$2,651.00
5/01/2018	216/881	R W & J S Allen	Hire post hole digger & driver	\$100.00
5/01/2018	216/881	Ray White Jurien Bay	Staff Housing 05/01/18 - 18/01/18	\$670.00
5/01/2018	216/881	Ricoh Finance	Copier lease 29/1/18-27/2/18	\$1,512.30
5/01/2018	216/881	Robert Walker	Mtnce Contract Dec 17 - Cadiz St	\$524.00
5/01/2018	216/881	Robert Walker	Mtnce Contract Dec 17 - Catalonia Rs	\$517.08
5/01/2018	216/881	Robert Walker	Mtnce Contract Dec 17 - Corunna Rd	\$517.08
5/01/2018	216/881	Shadbolt Electrical	Supply & replace flow switch - Collinson Pk	\$478.05
5/01/2018	216/881	Sheridan's	Desk Plates and engraving	\$428.45
5/01/2018	216/881	Soils Aint Soils	Kerbing - Fauntleroy Park - Jurien	\$792.00
5/01/2018	216/881	T-Quip	Base Deck 72", completion kit & liner	\$5,500.00
5/01/2018	216/881	Vari-Skilled	Mowing Contract Dec 2017 -Seinor Park	\$293.38
5/01/2018	216/881	Vari-Skilled	Weld Park	\$676.63
5/01/2018	216/881	Vari-Skilled	Catalonia St reserve	\$417.17
5/01/2018	216/881	Vari-Skilled	Jurien Admin Ctr	\$1,529.63
5/01/2018	216/881	Vari-Skilled	Memorial Park	\$365.62
5/01/2018	216/881	Vari-Skilled	Cervantes Rec ground	\$876.21
5/01/2018	216/881	Vari-Skilled	Bauldin Park	\$510.44
5/01/2018	216/881	Vari-Skilled	Cervantes Rec ground car park	\$203.12
5/01/2018	216/881	Vari-Skilled	Jurien CRC	\$305.93
5/01/2018	216/881	Vari-Skilled	Cervantes Rec ground surrounds	\$1,488.17
5/01/2018	216/881	Vari-Skilled	Dobbyn Park	\$1,136.20
5/01/2018	216/881	Vari-Skilled	Eric Collinson	\$511.12
5/01/2018	216/881	Vari-Skilled	Ronsard Park	\$197.73
5/01/2018	216/881	Vari-Skilled	Federation Park	\$434.13
5/01/2018	216/881	Vari-Skilled	Weston St Reserve	\$182.81
5/01/2018	216/881	Vari-Skilled	JCC Oval & Surrounds	\$561.69
5/01/2018	216/881	Vari-Skilled	Civic Ctr Precinct	\$1,237.38
5/01/2018	216/881	Vari-Skilled	Jurien Town Hall	\$126.85
5/01/2018	216/881	Vari-Skilled	JB Police Station	\$205.18
5/01/2018	216/881	Vari-Skilled	Cervantes CBD	\$203.10
5/01/2018	216/881	Vari-Skilled	Passamani Park	\$561.49
5/01/2018	216/881	Vari-Skilled	Pioneer Park	\$1,249.82

5/01/2018	216/881	Vari-Skilled	Packman Park	\$561.32
5/01/2018	216/881	Vari-Skilled	5A Park Middleton Bvd	\$842.82
5/01/2018	216/881	Vari-Skilled	R E Snook Park	\$561.32
5/01/2018	216/881	Waterlogic Australia Pty Ltd	Lease Water Filter Shire Office Kitch. Jan 18	\$286.00
5/01/2018	216/881	Waterlogic Australia Pty Ltd	Lease Water Filter Shire Depot Jan 18	\$591.80
5/01/2018	216/881	Waterlogic Australia Pty Ltd	Lease - Water Filters Civic Centre - Jan 18	\$678.70
5/01/2018	216/881	Winc Australia Pty Limited	Stationery (complete) December 2017	\$9.03
<b>Total</b>	<b>216/881</b>			<b>\$175,450.86</b>
11/01/2018	217	Payroll	Payroll	\$113,585.97
<b>Total</b>	<b>217</b>			<b>\$113,585.97</b>
12/01/2018	218/882	AN & A Whybrow	Hire Of Bulldozer and Escort Vehicle	\$12,562.00
12/01/2018	218/882	AN & A Whybrow	Hire Of Bulldozer and Escort Vehicle	\$10,318.00
12/01/2018	218/882	AN & A Whybrow	Hire Of Bulldozer rehab Cockelshell Gully Rd	\$8,008.00
12/01/2018	218/882	AR de Meur - Currajong	Install bore at Pinetree Cct Jurien Bay	\$1,320.00
12/01/2018	218/882	AR de Meur - Currajong	Garden service 4 Pinetree Cct	\$110.00
12/01/2018	218/882	Australian Taxation Office	BAS/GST Payment December 2017	\$12,606.00
12/01/2018	218/882	Avon Waste	Rubbish Collection 27/11/17 to 08/12/17	\$4,649.04
12/01/2018	218/882	Avon Waste	Recycling 27/11/17 to 08/12/17	\$3,498.52
12/01/2018	218/882	Avon Waste	Street Bins 27/11/17 to 08/12/17	\$275.22
12/01/2018	218/882	Avon Waste	Street Bins Additional Friday Collection	\$142.56
12/01/2018	218/882	Avon Waste	Service Jetty Bins	\$26.00
12/01/2018	218/882	Avon Waste	Fish Cleaning Bins	\$288.00
12/01/2018	218/882	Avon Waste	2x4.5m3 Bulk Bin Information Bay	\$180.00
12/01/2018	218/882	Avon Waste	4.5m3 Bulk Bin Cervantes information bay	\$90.00
12/01/2018	218/882	Avon Waste	Servicing of Frontlift Bins at Sandy Cape	\$630.00
12/01/2018	218/882	Avon Waste	Servicing of Frontlift Bins at Badgingarra	\$570.00
12/01/2018	218/882	Avon Waste	Servicing of 15m3 Skip Bins at Cervantes	\$720.00
12/01/2018	218/882	Avon Waste	Recycling Process. Charges 14/10 & 07/11	\$413.40
12/01/2018	218/882	Avon Waste	Rubbish Collection - 11/12/17 to 22/12/17	\$4,649.04
12/01/2018	218/882	Avon Waste	Recycling - 11/12/17 to 22/12/17	\$3,498.52
12/01/2018	218/882	Avon Waste	Additional Recycling	\$3,498.52
12/01/2018	218/882	Avon Waste	Street Bins	\$275.22
12/01/2018	218/882	Avon Waste	Street Bins - Additional Friday Collection	\$142.56
12/01/2018	218/882	Avon Waste	Service Jetty Bins	\$26.00
12/01/2018	218/882	Avon Waste	Fish CVleaning Bins	\$288.00
12/01/2018	218/882	Avon Waste	2.45m3 Bulk Bin Jurien Information Bay	\$180.00
12/01/2018	218/882	Avon Waste	4.5m3 Bulk Bin at Cervantes Information Bay	\$90.00
12/01/2018	218/882	Avon Waste	Servicing of Frontlift Bins at Sandy Cape	\$630.00
12/01/2018	218/882	Avon Waste	Servicing of Frontlift Bins at Badgingarra	\$570.00
12/01/2018	218/882	Avon Waste	Servicing of 15m3 skip bin at Cervantes Waste	\$720.00
12/01/2018	218/882	Avon Waste	Recycling Proc. Charges 12/12 & 19/12	\$415.50
12/01/2018	218/882	Avon Waste	Bulk Bin Jurien Bay Info Bay additional	\$180.00
12/01/2018	218/882	Avon Waste	Bulk Bin Cervantes Info Bay additional	\$90.00
12/01/2018	218/882	Avon Waste	Rubbish collection 25/12/17-05/01/18	\$4,649.04
12/01/2018	218/882	Avon Waste	Front lift bins Sandy Cape additional	\$315.00
12/01/2018	218/882	Avon Waste	Recycling	\$3,498.52
12/01/2018	218/882	Avon Waste	Street Bins	\$275.22
12/01/2018	218/882	Avon Waste	Street Bins additional	\$142.56
12/01/2018	218/882	Avon Waste	Service Jetty bins	\$26.00
12/01/2018	218/882	Avon Waste	Fish Cleaning Station bins	\$288.00
12/01/2018	218/882	Avon Waste	Bulk Bin Jurien Bay Info Bay	\$180.00
12/01/2018	218/882	Avon Waste	Bulk Bin Cervantes Info Bay	\$90.00
12/01/2018	218/882	Avon Waste	Street Bins additional	\$32.67
12/01/2018	218/882	Avon Waste	Front lift bins Sandy Cape	\$630.00
12/01/2018	218/882	Avon Waste	Front lift bins Badgy Waste Facility	\$570.00
12/01/2018	218/882	Avon Waste	Recycling additional	\$3,498.52
12/01/2018	218/882	Avon Waste	Skip Bins Cervantes Waste Facility	\$2,160.00
12/01/2018	218/882	Avon Waste	Recycling processing charges	\$603.60
12/01/2018	218/882	Avon Waste	Street Bins additional	\$285.12
12/01/2018	218/882	Avon Waste	Overflow Camping Skips additional	\$560.00
12/01/2018	218/882	Avon Waste	Sandy Cape Skips additional	\$380.00
12/01/2018	218/882	Badgingarra Community Assn	Jan 18 - Partial town maint - Badgingarra	\$3,300.00
12/01/2018	218/882	Big Wheels Truck Alignment	Wheel alignment & maintenance PTH012	\$4,880.58
12/01/2018	218/882	Big Wheels Truck Alignment	Wheel Alignment & maintenance PTH015	\$833.80
12/01/2018	218/882	Boc Gases	Container service 28/11/17 - 28/12/17	\$75.19
12/01/2018	218/882	BookEasy Pty Ltd	Secure Pay Ann. Fee 01/01/18 to 31/01/18	\$544.50
12/01/2018	218/882	Boya Equipment	Pulley, Grille, Light Assembly for PTC017	\$2,222.87

12/01/2018	218/882	Central West Building Pty Ltd	Removal of Cervantes CC Playground	\$715.00
12/01/2018	218/882	Cjd Equipment Pty Ltd	Oil, fuel, air, safety & primary filters PCG010	\$590.35
12/01/2018	218/882	Courier Australia	Freight - Cervantes Library	\$31.06
12/01/2018	218/882	Courier Australia	Freight - Jurien Library	\$25.45
12/01/2018	218/882	Covs Parts Pty Ltd	Battery charger 6/12/24v	\$569.70
12/01/2018	218/882	Dandaragan Community Resource Cer	Cleaner wages/prod Dand Pioneer Pk Toilets	\$538.00
12/01/2018	218/882	Dandaragan Community Resource Cer	Cleaner wages/prod Dand Depot Dec 17	\$108.86
12/01/2018	218/882	Dandaragan Mechanical Services	Tyres for PLV189	\$705.65
12/01/2018	218/882	Dandaragan Store	Dandy Depot Cleaning Consumables	\$3.95
12/01/2018	218/882	Dandaragan Store	Dandy Depot Kitchen supplies	\$12.75
12/01/2018	218/882	Dandaragan Store	Dandy Depot Kitchen supplies	\$61.20
12/01/2018	218/882	Dandaragan Store	Dandy Depot Christmas Function Supplies	\$28.90
12/01/2018	218/882	Department of Water and Environment	Controlled Waste tracking 15/12/17-21/12/17	\$1,012.00
12/01/2018	218/882	Department of Water and Environment	Controlled Waste Drivers Licence	\$60.00
12/01/2018	218/882	Department of Water and Environment	Controlled Waste Drivers Licence	\$60.00
12/01/2018	218/882	Derricks Auto-Ag & Hardware Plus	Staff Uniforms/Protective Clothing	\$26.60
12/01/2018	218/882	Derricks Auto-Ag & Hardware Plus	Richgro	\$32.00
12/01/2018	218/882	Derricks Auto-Ag & Hardware Plus	Battery PTH014	\$185.00
12/01/2018	218/882	Fuel Distributors of WA Pty Ltd	Diesel - JB Depot	\$8,888.57
12/01/2018	218/882	Fuel Distributors of WA Pty Ltd	DynaTrans gear oil	\$1,144.00
12/01/2018	218/882	J L Hammond t/a John's Gardening	Lawn Mowing	\$150.00
12/01/2018	218/882	Jurien Bay Concrete & Earthworks Pty	Supply 15tn x 5mm Blue Metal	\$1,237.50
12/01/2018	218/882	Jurien Bayview Realty	Staff Housing 22/01/18 to 04/02/18	\$600.00
12/01/2018	218/882	Jurien Hardware	Sunscreen	\$8.08
12/01/2018	218/882	Jurien Hardware	B23 S/S PN 10G	\$4.26
12/01/2018	218/882	Jurien Hardware	Galv HASP & Staple 150	\$11.40
12/01/2018	218/882	Jurien Hardware	HWF/NEO Climogard	\$13.78
12/01/2018	218/882	Jurien Hardware	Padlock 48MM	\$228.00
12/01/2018	218/882	Jurien Hardware	Gas refill 9kg	\$30.00
12/01/2018	218/882	Jurien Hardware	Valve socket, reducer, pvc slip fix	\$26.60
12/01/2018	218/882	Jurien Hardware	Safety tape	\$5.70
12/01/2018	218/882	Jurien Hardware	Pressure sprayers	\$60.80
12/01/2018	218/882	Jurien Hardware	Solenoid valve - Dobbyn Park	\$114.00
12/01/2018	218/882	Jurien Hardware	Speed Feed bags	\$72.20
12/01/2018	218/882	Jurien Hardware	Whipper snipper cord	\$99.75
12/01/2018	218/882	Jurien Hardware	Caution safety tape, sprayer wands	\$21.85
12/01/2018	218/882	Jurien Hardware	Multigrow fertiliser	\$23.75
12/01/2018	218/882	Jurien Hardware	Staff Uniforms	\$215.00
12/01/2018	218/882	Jurien Hardware	Rapid set cement bags	\$417.76
12/01/2018	218/882	Jurien Hardware	Hose, sprinkler, sled base	\$38.48
12/01/2018	218/882	Jurien Home Timber & Hardware	Toilet Rolls	\$104.00
12/01/2018	218/882	Jurien Home Timber & Hardware	Willow jug with tap	\$64.50
12/01/2018	218/882	Jurien Home Timber & Hardware	Gal chain - Eric Collinson Park	\$175.14
12/01/2018	218/882	Jurien Signs	Supply/fit sell-call numbers PLV251	\$130.00
12/01/2018	218/882	Jurien Signs	Protective Clothing	\$120.00
12/01/2018	218/882	Jurien Tyre & Auto	Repairs to Ardross Bore Pump	\$203.90
12/01/2018	218/882	Lowman Engineering	Supply & fit new storm water grate	\$660.00
12/01/2018	218/882	Lowman Engineering	Repairs to spring hanger & bearings PTL004	\$550.00
12/01/2018	218/882	Lowman Engineering	Supply drain lid - Weld Park	\$240.00
12/01/2018	218/882	Marketforce Pty Ltd	Early settlement discount Oct17	-\$100.86
12/01/2018	218/882	Marketforce Pty Ltd	Early settlement discount Sep17	-\$65.27
12/01/2018	218/882	Marketforce Pty Ltd	Ad - Sale of Prado	\$259.17
12/01/2018	218/882	Marketforce Pty Ltd	Ad - AGM of Electors	\$280.26
12/01/2018	218/882	Marketforce Pty Ltd	Ad - Planning scheme amendment	\$419.30
12/01/2018	218/882	Marketforce Pty Ltd	Ad - CEO Position	\$2,426.09
12/01/2018	218/882	Marketforce Pty Ltd	Ad - Fire Break Order	\$827.73
12/01/2018	218/882	Marketforce Pty Ltd	Ad - Yandi Wind Farm Planning Amendments	\$332.40
12/01/2018	218/882	Murray Ford	Gift T Nottle	\$400.00
12/01/2018	218/882	Ray White Jurien Bay	Staff Housing 19/01/18 TO 01/02/18	\$670.00
12/01/2018	218/882	Spyker Business Solutions	Qtr3 maint agreement CCTV	\$2,028.40
12/01/2018	218/882	Tyres4U	Tyres PCG011	\$3,813.35
12/01/2018	218/882	WCP Civil Pty Ltd	Water binding - Jurien East Road	\$24,578.40
<b>Total</b>	<b>218/882</b>			<b>\$157,995.75</b>
18/01/2018	219/883	Auscoinswest	Coin Collectors Albums	\$177.10
18/01/2018	219/883	Badgingarra Community Assn	The Sandpaper Advertisement Dec 17	\$150.00
18/01/2018	219/883	BookEasy Pty Ltd	Booking Returns Commission Mthly Fees	\$330.00
18/01/2018	219/883	BookEasy Pty Ltd	Min Monthly fee Dec 17	\$330.00

18/01/2018	219/883	Boya Equipment	Nozzle & Fuel Cap Assy - PTC017	\$55.10
18/01/2018	219/883	Bush To Beach Plumbing & Gas	Repairs to Aggies Cottage Toilets	\$198.00
18/01/2018	219/883	Cervantes Hardware and Marine	Ball Bearing - PTL018	\$50.00
18/01/2018	219/883	Cervantes Hardware and Marine	Oztrail Tent Pegs	\$9.94
18/01/2018	219/883	Cervantes Hardware and Marine	Psui Diesel Transfer Pump PLT022	\$660.00
18/01/2018	219/883	Cervantes Hardware and Marine	Fuel & Oil Filters PTL012	\$66.00
18/01/2018	219/883	Cervantes Hardware and Marine	Red Organic Coolant	\$55.00
18/01/2018	219/883	Cook's Tours	Advertising in Amazing North	\$880.00
18/01/2018	219/883	Courier Australia	Freight Jurien Admin	\$35.55
18/01/2018	219/883	Courier Australia	Freight Jurien Depot	\$11.99
18/01/2018	219/883	Courier Australia	Freight Dandy Depot	\$48.64
18/01/2018	219/883	Courier Australia	Freight Pathology	\$10.44
18/01/2018	219/883	Covs Parts Pty Ltd	W/Screen Additive & Pack of Air Fresheners	\$146.90
18/01/2018	219/883	Covs Parts Pty Ltd	Air Filter Element and Paper	\$402.13
18/01/2018	219/883	Covs Parts Pty Ltd	GR5HT Bolts & Hex Nuts	\$67.10
18/01/2018	219/883	Dandaragan Community Resource Cen	Catering Sponsorship - Digital Con Event 09/1	\$330.00
18/01/2018	219/883	Department of Transport	Jurien Bay Fish Cleaning Stn Usage 1/11/17 to	\$290.46
18/01/2018	219/883	Department of Water and Environment	Controlled Waste Drivers Licence	\$60.00
18/01/2018	219/883	Derricks Auto-Ag & Hardware Plus	Lube Filter - PTH013	\$38.50
18/01/2018	219/883	Derricks Auto-Ag & Hardware Plus	Lawn Seed and Dynamic Lifter	\$57.00
18/01/2018	219/883	Derricks Auto-Ag & Hardware Plus	Kneeling Pad & Weeder	\$49.00
18/01/2018	219/883	Desert Run Pty Ltd	Water Cart Hire - Jurien East Rd	\$10,252.00
18/01/2018	219/883	Fuel Distributors of WA Pty Ltd	Diesel Dandy Depot	\$10,477.36
18/01/2018	219/883	Fuel Distributors of WA Pty Ltd	Unleaded Dandy Depot	\$1,299.35
18/01/2018	219/883	JCB Construction Equipment Australia	Insurance Claim - Radiator - PTL010	\$5,031.02
18/01/2018	219/883	Jurien Bay Liquor Store	Assorted Refreshments	\$72.98
18/01/2018	219/883	Jurien Bay Liquor Store	Assorted Refreshments	\$254.94
18/01/2018	219/883	Jurien Bay Liquor Store	Assorted Refreshments	\$33.98
18/01/2018	219/883	Jurien Bay Liquor Store	Assorted Refreshments	\$189.96
18/01/2018	219/883	Jurien Bay Liquor Store	Assorted Refreshments	\$92.98
18/01/2018	219/883	Jurien Fire Breaks, Spraying & Slashing	Fire Break - Lot 26 Geronimo Cres	\$350.00
18/01/2018	219/883	Jurien Hardware	Split rings 20mm	\$62.00
18/01/2018	219/883	Jurien Hardware	Gas Refill, Cutt off wheel & Disinfectant	\$63.75
18/01/2018	219/883	Jurien Hardware	Gas Refill	\$60.00
18/01/2018	219/883	Jurien Hardware	Gas Refill	\$60.00
18/01/2018	219/883	Jurien Hardware	Gas Refill	\$60.00
18/01/2018	219/883	Jurien Hardware	120lt Garden Bag	\$29.96
18/01/2018	219/883	Jurien Hardware	Rapid Set Concrete	\$29.84
18/01/2018	219/883	Jurien Hardware	Gas Refill	\$30.00
18/01/2018	219/883	Jurien Hardware	Gas Refill	\$30.00
18/01/2018	219/883	Jurien Hardware	Gas Refill	\$60.00
18/01/2018	219/883	Jurien Hardware	GSA Roof & Plumbing Sealer	\$6.65
18/01/2018	219/883	Jurien Hardware	Rhino Workshop Professional	\$19.00
18/01/2018	219/883	Jurien Hardware	Socket & Nipple	\$26.62
18/01/2018	219/883	Jurien Hardware	8lt Garden Sprayer	\$34.20
18/01/2018	219/883	Jurien Hardware	Garage Creeper	\$80.75
18/01/2018	219/883	Jurien Hardware	150cm Black Post	\$28.52
18/01/2018	219/883	Jurien Hardware	PVC Elbow/pipe, nipple tees	\$60.56
18/01/2018	219/883	Jurien Hardware	Snap dripper 7 Joiner thread	\$18.44
18/01/2018	219/883	Jurien Hardware	300mm tent peg	\$11.40
18/01/2018	219/883	Jurien Hardware	Rainwear Jacket	\$28.50
18/01/2018	219/883	Jurien Home Timber & Hardware	Toilet Rolls	\$52.00
18/01/2018	219/883	Jurien Home Timber & Hardware	Toilet Rolls	\$104.00
18/01/2018	219/883	Jurien Signs	Muster Point & No Campfire Signs	\$560.00
18/01/2018	219/883	Jurien Signs	No Parking Beach Access Way signs	\$150.00
18/01/2018	219/883	Jurien Signs	Vinyl Stencils	\$30.00
18/01/2018	219/883	Jurien Signs	DCC - Braille Signs	\$1,355.65
18/01/2018	219/883	Jurien Trenching & Excavations	Grave Excavation - Excavator & Driver	\$300.00
18/01/2018	219/883	Kleenheat Gas Pty Ltd	DCC Gas Bottle Rental 2018	\$75.90
18/01/2018	219/883	Landgate	Gross Rental Valuations 04/11/17 - 01/01/18	\$138.84
18/01/2018	219/883	Mow Master Turf Equipment	Verti-Blade for PSP000	\$480.00
18/01/2018	219/883	RDI Transport	Delivery - Rubbish Bins	\$166.55
18/01/2018	219/883	RDI Transport	Delivery of Retic Material	\$46.20
18/01/2018	219/883	Red Lips Media	Conversion Of WIX site to Wordpress	\$2,750.00
18/01/2018	219/883	Russ - Hills Contracting	Freight - 4 grader tyres	\$110.77
18/01/2018	219/883	Shadbolt Electrical	Supply & Replace lights & smoke alarms	\$14,366.32
18/01/2018	219/883	The Last Drop Plumbing Co	Fix Burst Pipe under Jurien Bay Jetty	\$654.50

18/01/2018	219/883	The Last Drop Plumbing Co	Multi-Entry Certificate	\$19.00
18/01/2018	219/883	The Workwear Group Pty Ltd	Staff Uniforms - Inv 10145993	\$304.37
18/01/2018	219/883	Total Eden - Bibra Lake	Sprinkler Geardrive	\$1,018.48
18/01/2018	219/883	Total Eden - Bibra Lake	Sprinkler Geardrive	\$465.44
18/01/2018	219/883	Western Airmotive Pty Ltd	Wind Sock and Runway Cones	\$456.50
18/01/2018	219/883	Western Airmotive Pty Ltd	Wind Sock and Runway Cones	\$456.50
18/01/2018	219/883	Western Airmotive Pty Ltd	750W - White Cones	\$246.67
18/01/2018	219/883	Western Airmotive Pty Ltd	750W - White Cones	\$246.68
18/01/2018	219/883	Westrac Equipment	Accom, Meals & Mobilisation, warranty work	\$1,549.00
18/01/2018	219/883	Winc Australia Pty Limited	Stationary Part - January 2018	\$1,293.26
18/01/2018	219/883	Winc Australia Pty Limited	Staff Kitchen Coffee January 2018	\$211.40
18/01/2018	219/883	Woodlands Distributors & Agencies P/L	Turbo Turf & NPK Blue	\$4,493.50
<b>Total</b>	<b>219/883</b>			<b>\$65,465.14</b>
25/01/2018	220/884	Allied Pickfords	Relocation Costs	\$6,653.99
25/01/2018	220/884	Avdata Australia	Jurien Airport Flight Data December 2017	\$159.23
25/01/2018	220/884	Brooks Hire Service Pty Ltd	Hire Roller 39hrs - Jurien East Road	\$1,813.15
25/01/2018	220/884	Bush To Beach Plumbing & Gas	Connect eye wash stn to mains water - Dand	\$904.20
25/01/2018	220/884	Cataby General Services	Hire of semi water trailer 7 days - Jurien East R	\$1,650.00
25/01/2018	220/884	Central Earthmoving Company Pty Ltd	Veget. Mgmt firebreaks, accom Badg Verges	\$9,460.00
25/01/2018	220/884	Cervantes Hardware and Marine	5lt Fuel Treatment	\$154.00
25/01/2018	220/884	Courier Australia	Freight - Jurien Admin	\$10.44
25/01/2018	220/884	Courier Australia	Freight Dandy Depot	\$62.85
25/01/2018	220/884	Dandaragan Community Resource Cer	2nd half yr installment support payment	\$18,090.15
25/01/2018	220/884	Dandaragan Concrete	Water cart - J.E Rd Nov Dec 17	\$3,520.00
25/01/2018	220/884	Department of Water and Environment	Controlled Waste tracking form 8/1/18-9/1/18	\$352.00
25/01/2018	220/884	Derricks Auto-Ag & Hardware Plus	Rear marking plates	\$71.50
25/01/2018	220/884	GJW & SJ Howard	Contract water supply - Jurien East Road	\$11,929.50
25/01/2018	220/884	Green Head Plumbing & Gas	Backflow testings on standpipe	\$925.38
25/01/2018	220/884	Griffin Valuation Advisory	Professional Valuation Services -	\$11,654.57
25/01/2018	220/884	Insight Call Centre Services	Afterhours calls December 2017	\$484.77
25/01/2018	220/884	Jurien Bayview Realty	Staff Housing 05/02/18 to 18/02/18	\$600.00
25/01/2018	220/884	Jurien Hardware	Split Pin	\$1.20
25/01/2018	220/884	Jurien Hardware	BSP Nipple	\$5.14
25/01/2018	220/884	Jurien Hardware	PVC Pipe & Elbows, nipples, sockets	\$73.92
25/01/2018	220/884	Jurien Hardware	Roller, Brush and Cement Cream Moter Mix	\$19.19
25/01/2018	220/884	Jurien Hardware	Sockets & Risers	\$63.93
25/01/2018	220/884	Jurien Hardware	Long arm spray, zenith hang cell ass	\$79.33
25/01/2018	220/884	Jurien Home Timber & Hardware	Cleaning Materials & watering Can	\$65.05
25/01/2018	220/884	Jurien Home Timber & Hardware	5lt Primer	\$48.50
25/01/2018	220/884	Jurien Home Timber & Hardware	Brushes, goggles, shower riser and coupling	\$57.05
25/01/2018	220/884	Jurien Home Timber & Hardware	Wet Dry Vac - 20 lt	\$150.00
25/01/2018	220/884	Jurien Home Timber & Hardware	Paint, Grout, square grate, shower plug	\$340.20
25/01/2018	220/884	Jurien Home Timber & Hardware	Doors - Cervantes Community Centre	\$458.00
25/01/2018	220/884	Jurien Home Timber & Hardware	Silicone, buckets with lids	\$29.65
25/01/2018	220/884	Jurien Home Timber & Hardware	Rust preventive - Fauntleroy Pk Toilet Block	\$15.50
25/01/2018	220/884	Jurien Signs	Asbestos sign & frame - Jurien Landfill Site	\$370.00
25/01/2018	220/884	Jurien Tyre & Auto	Vehicle Service - PLV236	\$393.30
25/01/2018	220/884	Jurien Tyre & Auto	Penrite 2.5l oil	\$22.00
25/01/2018	220/884	Jurien Tyre & Auto	Tradies Seat Covers PLV234	\$200.00
25/01/2018	220/884	LaVida Trading Pty Ltd	Tourism Merchandise	\$567.60
25/01/2018	220/884	Lowman Engineering	Grave Extension frame	\$710.00
25/01/2018	220/884	Lowman Engineering	Repairs to PTC018	\$1,020.00
25/01/2018	220/884	Murray Street Grill Pty Ltd	Fairwell Function - CEO	\$3,000.00
25/01/2018	220/884	Path Waste WA	Sanitary Bins & Liners Sandy Cape	\$748.00
25/01/2018	220/884	Path Waste WA	Sanitary Bins & Liners Cerv. CBD Toilets	\$748.00
25/01/2018	220/884	PrintLogic (WA) Pty Ltd	Advert. Aust Coral Coast Holiday Planner	\$2,356.20
25/01/2018	220/884	Ray White Jurien Bay	Staff Housing - 02/02/18 to 15/02/18	\$670.00
25/01/2018	220/884	RBC Rural	Meter Plan Charge P/Copiers	\$1,123.12
25/01/2018	220/884	RDI Transport	Cement slabs Lot 31A Dandaragan Road	\$52.20
25/01/2018	220/884	Shadbolt Electrical	Repairs to transfer pump Weld Park	\$145.20
25/01/2018	220/884	Shadbolt Electrical	Repair Pump - Cerv Catalina Pk	\$167.20
25/01/2018	220/884	Shadbolt Electrical	Replace fan/light switch	\$191.13
25/01/2018	220/884	Shadbolt Electrical	Re-secure light, test Dobbyn Pk Toilet Block	\$101.20
25/01/2018	220/884	Shadbolt Electrical	Repairs to Projection Screen	\$110.40
25/01/2018	220/884	Sheridan's	Name badges	\$393.22
25/01/2018	220/884	Telstra	Whispirms Usage January 2018	\$159.50
25/01/2018	220/884	The Honda Shop	Carb assy & gaskets	\$61.20

25/01/2018	220/884	The Workwear Group Pty Ltd	Staff Uniforms	\$220.14
25/01/2018	220/884	The Workwear Group Pty Ltd	Staff Uniforms ZS0395	\$499.00
25/01/2018	220/884	T-Quip	Vbelts, blades, retainers - PSP040	\$259.80
25/01/2018	220/884	T-Quip	Brake arm kit, spanner spacers	\$85.20
25/01/2018	220/884	Western Lockservice	2 x J-A14 Keys - JCC	\$49.00
25/01/2018	220/884	Western Lockservice	Replace Deadlock	\$42.00
25/01/2018	220/884	Western Lockservice	Brass Deadlock & entry set keyed alike	\$102.00
25/01/2018	220/884	Winc Australia Pty Limited	Stationery backorder Jan 18	\$101.10
25/01/2018	220/884	Work Clobber	Staff Uniforms	\$428.50
25/01/2018	220/884	Worldwide Printing Solutions	Business Cards	\$146.00
<b>Total</b>	<b>220/884</b>			<b>\$85,144.60</b>
25/01/2018	221	Payroll	Payroll	\$100,427.79
<b>Total</b>	<b>221</b>			<b>\$100,427.79</b>
<b>Grand Total</b>				<b>\$698,070.11</b>

# Developer Constructed Headworks Process

Information Guide

# Developer Constructed Headworks Process

## Information Guide

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# Developer Constructed Headworks Process

## Information Guide

### 1. Introduction

#### 1.1. Purpose and Objectives

This Information Guide aims to give land developers and their proposed engineering consultants an understanding of the Water Corporation's Developer Constructed Headworks Asset Process.

Where guidance is already provided in other Water Corporation publications, such as the Developers Manual and Information Sheets, these will be referred to rather than being replicated and should be read in conjunction with this Information Guide.

Although not specifically addressed in this document, the subdivision clearance process is referred to at points where key dependencies exist. It is one of the objectives of this document to have these dependencies better understood, and therefore better integrated and managed within the Asset Process.

#### 1.2. The Developer Constructed Headworks Asset Process

The situation arises where it is both practical and efficient for land developers to construct headworks assets on behalf of the Water Corporation. The process by which these assets are delivered is known as the Developer Constructed Headworks Asset Process.

A prerequisite for entering this process is that the project required must be within the current 5 year Capital Investment Program (CIP) managed by the Water Corporation. This Program is developed in consultation with the land development industry to endeavour to program works to be scheduled to suit the projections provided.

In some situations, the developer will be asked to initially fund the assets design and construction, with the Water Corporation recouping the funds in accordance with the scheduled funding in the CIP. This arrangement is known as prefunding. Alternatively, if funding is scheduled in the CIP for the year of construction desired by the developer then the project may be funded under a "Direct funding" arrangement where the works are funded in full at the completion of the project.

#### 1.3. Fully Developer Funded Assets

Subject to acceptance by the Corporation, the developer may elect to fully fund the design and construction of an asset that is not on the Corporations 5 year Capital Investment Program (CIP). In this case the developer will be required to sign a Developer Funded and Constructed Works Scoping Agreement (DFCWSA) and a Developer Funded and Constructed Works Agreement (DFCWA) instead of the Developer Constructed Works Scoping Agreement (DCWSA) and Developer Constructed Works Agreement (DCWA) documents that are referred to throughout this information guide.

To enable the early clearance for lots dependant on developer funded assets, the developer must have provided a financial security acceptable to the Corporation equivalent to 150 percent of the contract sum of the accepted design and the "start -up" meeting to facilitate the commencement of the works must have occurred.

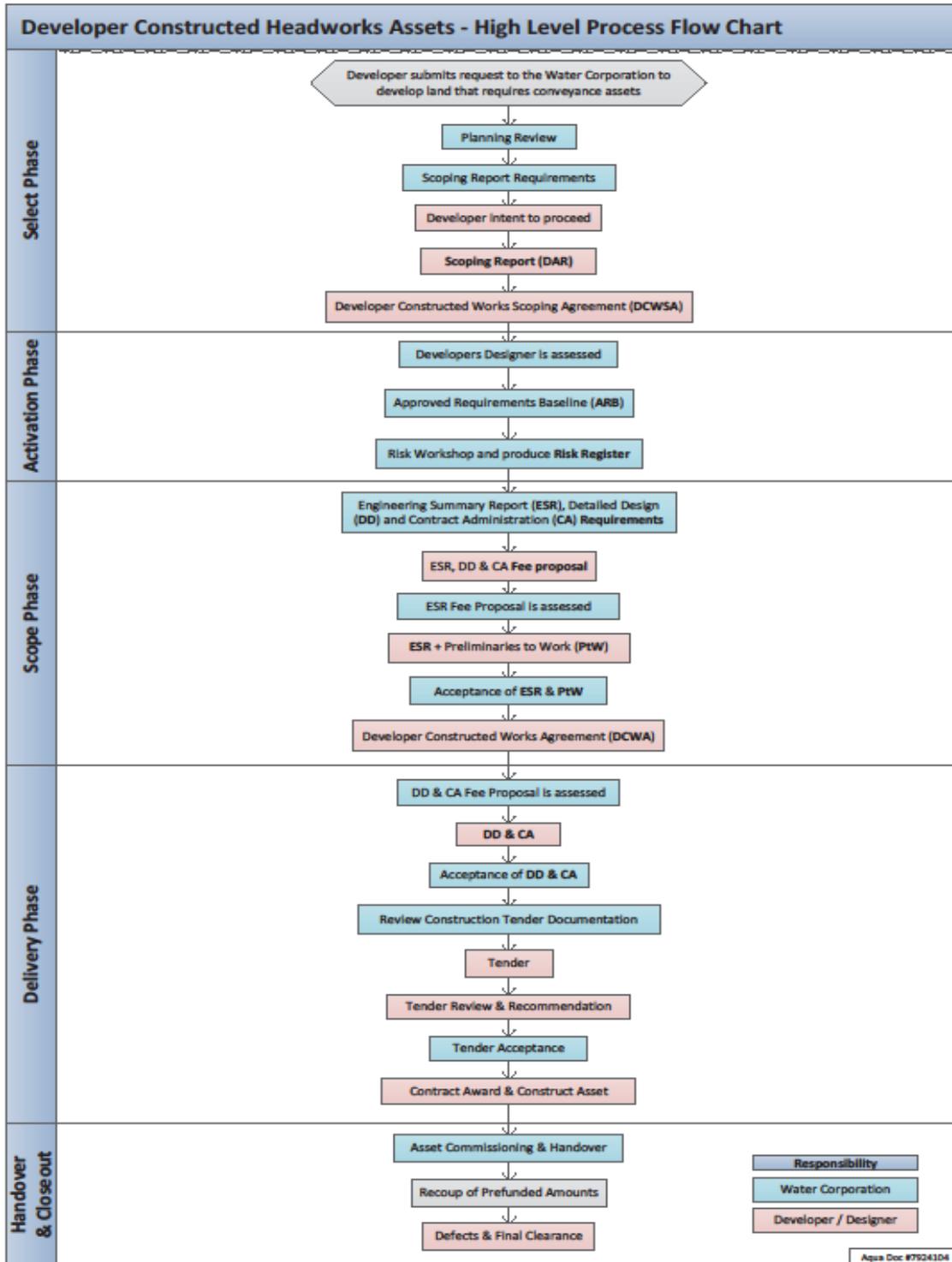
Although this Information Guide is written with Prefunding in mind, the asset delivery steps remain relevant despite the works being fully developer funded.

# Developer Constructed Headworks Process

## Information Guide

### 2. High Level Process Steps

The following flowchart outlines the Developer Constructed Headworks Asset process:



# Developer Constructed Headworks Process

## Information Guide

### 2.1. The Initial Request

Where an approach is made to the Water Corporation to develop land that requires headworks asset(s), a written request from the developer must be made to Development Services Branch. In order for the request to be considered, it must include the following key pieces of information:

- Timing of development
- Staging options for development
- Ownership/control of land
- Zoning – Structure planning/ Subdivision Approvals/DA etc.
- Demand projection (number of lots, projected flows etc.)
- Known constraints
- Relevant other impacts – Local government requirements, other services etc.
- Acknowledgement that this document has been read and understood.

*Note: Time should be allowed for an infrastructure planning review/assessment. Although the Water Corporation will endeavour to provide a timeframe, this will be indicative only. In general terms, the better the quality and certainty of the information provided, the lesser the likelihood of long delays.*

### 2.2. Development Services Review of Initial Request (planning review)

Development Services will review the information provided by the developer to ensure that the information supplied (requested in item 2.1) satisfies the Water Corporation's planning requirements. If there are deficiencies in the proposed development request, the developer will be required to address and supply the additional information.

The Water Corporation will review the status and currency of existing infrastructure planning. The review will aim to ensure that planning assumptions are not changed by the information provided by the developer. It will verify what land use planning information is available for the area/catchment from the Department of Planning or Local Government Association (LGA) etc.

The review will develop considerations and inputs required for inclusion into the Project Information Pack for the Scoping Report such as:

- Planning for the long term (e.g. 30 years and beyond);
- Establishing a staging plan that progressively implements the long term infrastructure;
- All aspects of asset management on a whole-of-asset-life basis;
- Establishing viable options and determining the best long term option to satisfy sustainability objectives;
- Identifying and planning for future trends and community expectations that are likely to change the existing environment (e.g. changes in environmental regulations, operating licence standards, government policy land use density);

# Developer Constructed Headworks Process

## Information Guide

The results of the review will conclude the following:

- How the proposed development fits in context to the rest of the catchment
- A validity, where appropriate, of the information provided by the requestor
- The appropriateness of existing infrastructure planning
- A scope statement and need for the Scoping Report
- Background information required to establish a business case supporting the works

### **2.3. The Provision of a Project Information Pack (PIP) (Scoping Report Requirements)**

The Water Corporation, through Development Services Branch, will provide to the developer the Scoping Report Requirements on a CD, which shall include:

- Current infrastructure scheme planning
- Plans of existing or proposed Water Corporation infrastructure
- Any known interim or temporary strategies
- General guidance on how to proceed
- Advice of any fully developer funded components
- Scoping report template
- Scoping report fee estimating template
- Gantt chart template
- Environmental approvals tracking spreadsheet and copies of desktop constraints mapping
- Design alternative review (DAR) template
- Environmental and acid sulphate soil and dewatering management strategy

### **2.4. Developer Prepares Scoping Report**

The developer shall obtain a quote for preparation of the scoping report from a suitably qualified consulting engineer using the information provided in the PIP. This quote shall be sent to the Water Corporation and if acceptable will be refundable if the project reaches practical completion under the terms of the Developer Constructed Works Agreement (DCWA).

The purpose of the Scoping Report is to identify any key issues, constraints or options that need to be addressed. This allows the project to move into the design and construction phase without delays to the developer.

Once completed by the developer's consultant, the Scoping Report can be lodged for acceptance by the Water Corporation.

### **2.5. Water Corporation review and acceptance of Scoping Report and issuing of the Developer Constructed Works Scoping Agreement (DCWSA)**

The Water Corporation will review the Scoping Report. If it is determined to be deficient in any area, it will be returned to the developer for attention to any deficiencies. An amended Scoping Report can then be resubmitted for approval.

# Developer Constructed Headworks Process

## Information Guide

After the Scoping Report is deemed satisfactory, it will be endorsed by the Water Corporation and the DCWSA documents will be prepared. Two original copies of the DCWSA will be issued to the developer for their signature. The endorsed Scoping Report will form an annexure to the DCWSA. The developer must sign and return the DCWSA documents within 6 months of being issued.

### **2.6 Developer returns signed DCWSA**

The developer will sign and return two original DCWSA documents to the Water Corporation. The Water Corporation will then countersign both documents and return one to the developer via registered post. The developer must then submit an unconditional financial security to the value of \$100,000 within 14 days of receiving the signed DCWSA. This can be in any form acceptable to the Water Corporation.

This security is used to cover the costs incurred by the Water Corporation for the next phase of the project in the event that the developer elects to discontinue the project or defaults under the terms of the DCWSA. In the event of this occurring any unused portions of the security will be returned. Should additional costs beyond the \$100,000 be incurred, then this amount will be pursued as a debt.

After the DCWSA is signed by both parties and the security lodged, the Water Corporation will activate the project in its Capital Investment Program and arrange for a Water Corporation Project Team comprising of: Project Manager, Design Manager and Asset Delivery Representative to assist the developer's consultant through the next phases of the project. It should be noted that the project activation process can take up to 4 weeks.

This completes what is referred to as the Select Phase, from this point onwards the primary contact for all matters in relation to the project should be addressed to the Water Corporation's Project Manager.

## **3. Developers Nomination of Project Team**

The developer shall nominate the proposed engineering consulting firms or individuals to quote on the works required for the project. The developer shall ensure the firms or individuals are listed on the Developers Prequalified Engineering Consultants list. Refer to the Water Corporation's website for further information on prequalified consultants.

*The Water Corporation reserves the right to decline a nomination.*

### **3.1 Corporations Review and Acceptance of Nomination. Developer engages Designer/Project Manager**

On receipt of a nomination, the Water Corporation will review the proposed recommendation and satisfy itself that the nominated firm or individual has both the capability and capacity to undertake the project.

The nominated party will be advised of the Water Corporation's expectations and asked to provide and confirm the cost of their service and the proposed delivery timetable.

# Developer Constructed Headworks Process

## Information Guide

On acknowledgement of the **Designer/Project Manager's Obligations**, the Water Corporation will notify the developer of the acceptability of the nominated party.

At this point, the developer can engage the **Designer/Project Manager** to proceed with the project on behalf of the Water Corporation.

### 3.2 Engineering Summary Report (ESR) Requirements

The Water Corporation will provide a set of ESR Requirements that identifies the design work to be undertaken by the accepted consulting engineer.

The accepted consulting engineer is required to produce a fee proposal for this phase of the works.

The following is an example of tasks to be covered in an ESR based on the most common prefunded asset, a wastewater pumping station.

Tasks to be completed:

1. Prove up a site addressing:
  - Legal aspects (ownership etc.)
  - Unconstrained/unencumbered site
  - Geotechnical suitability
  - Aboriginal/Heritage assessment
  - LGA matters (overflow etc.)
  - Environment assessment (section 38 form)
2. Develop a concept plan for the asset – catchment plan showing hydraulic constraints, control lines etc.
3. Constructability using local technology/contractors etc.
4. Cost estimate to a planning level quality (+20/- 5%)
5. Overflow to the environment
6. Pressure main route and concept design
7. Availability of essential services

In general terms, the expected outcome of this activity will be an ESR which includes a high level project management plan covering:

- How and when the asset will be constructed
- The type of materials that might be used
- A preliminary set of drawings, and
- An estimate of all of the professional fees and services. Standard Water Corporation templates and format shall be used.

As with the Select Phase, the better the quality and certainty of information provided, the less input and time will be required by the Water Corporation.

# Developer Constructed Headworks Process

## Information Guide

The External Approvals process can commence when the ESR is started but cannot conclude until the ESR is accepted by the Water Corporation.

### 4. Agreements

#### 4.1 Developer Constructed Works Agreement (DCWA)

Subject to the prerequisite in Section 1.2 Development Services will prepare the DCWA upon notification that the ESR and external approvals have been accepted. Two original copies of the DCWA will be sent to the developer for their signature. The developer will sign and return both original DCWA documents to the Water Corporation. The Water Corporation will then countersign both documents and return one to the developer via registered post. The financial security lodged at the DCWSA phase will be returned once the DCWA is signed by all parties.

**At this point applications for subdivision clearances to lots dependent on the headworks infrastructure can be considered by the Water Corporation. Should earlier clearances be required prior to signing of DCWA, a formal request to Manager, Land Servicing will need to be made.**

**Early clearances will only be considered if it can be demonstrated that there are circumstances associated with the delivery of the headworks infrastructure that are beyond the developer's control.**

#### 4.2 Developer Funded and Constructed Works Agreement (DCWA)

This agreement is used for projects which do not attract a recoup from the Water Corporation. Any costs incurred by the Water Corporation will be invoiced to the customer. The financial security in this instance is retained until the completion of the project and any outstanding invoices settled.

#### 4.3 Customer Funded Works Agreement

This agreement is used when proposed works do not entail significant design impacts or risk and are used primarily for minor relocations of existing Water Corporation Assets

### 5. Detailed Design Stage

The Water Corporation will provide Detail Design requirements and Contract Administration requirements that identify the work to be undertaken by the accepted consulting engineer during the detailed design and construction stages of the process.

Based on the said requirements documents, the developer's designer will be required to produce Fee Proposals for review and acceptance by both the developer and Water Corporation.

The developer's designer will produce the final design documentation in accordance with the Detail Design requirements (drawings and specifications) for review and acceptance by both the developer and Water Corporation.

# Developer Constructed Headworks Process

## Information Guide

### 6. Tendering and Contract Award

The developer's designer is to submit to the Water Corporation Project Manager for acceptance the proposed tender process in accordance with clause 3.1 of the DCWA and the contract administration requirements.

The developer's designer will be required to produce draft tender documentation (including the contract document, drawings and specifications) for review and acceptance by the Water Corporation Project Manager in accordance with the Contract Administration requirements. The developer's designer will also be required to supply a list of proposed tenderers, including any supporting information for their selection, for review and acceptance by the Water Corporation Project Manager.

The developer's designer will be required to submit to the Water Corporation Project Manager a detailed tender review and recommendation for approval (in accordance with clause 3.2 of the DCWA).

Assessment criteria are to include the following:

- Price
- Experience with similar type of work
- Previous performance for the WC
- Proposed methodology for constructing the works
- Key personnel proposed for the contract
- Quality of subcontractors
- Quality Assurance.

Once the nominated tenderer has been accepted by the Water Corporation, it will then be possible to award the construction contract.

Upon the award of the construction contract, the developer's designer is to supply copies of the final "for construction" drawings to the Water Corporation along with a completed New Asset Information Sheet. The developer's designer will then arrange a start-up meeting with the Water Corporation's Asset Delivery Representative (ADR) and the Asset Inspector (AI). At the meeting the following will be discussed:

- Program of the construction works
- Deliverables (e.g. test results, commissioning reports, Operations & Maintenance manuals, as constructed)
- Key inspections required by the ADR/AI during the construction works.
- The commissioning process (based on an agreed Commissioning Plan produced by the developer – for more complex projects this is commenced early in the Scope phase)
- Final inspection and handover

During the course of the construction works, the Water Corporation Project Manager is to be advised of any proposed variation to the agreed construction contract for assessment and approval (in accordance with clause 3.4 of the DCWA).

# Developer Constructed Headworks Process

## Information Guide

The Water Corporation Project Manager is to be kept informed on at least a monthly basis or as requested of the progress of the construction contract and any contract progress payments for only the Water Corporation works.

The Water Corporation Project Manager and the ADR/AI are to be extended the invitation to the construction contract site meetings and inspection of the works.

The developer's designer is to ensure the asset is commissioned in accordance with the agreed Commissioning Plan and the Asset Handover Guidelines. This will be in conjunction with the Water Corporation Project Manager or appointed Water Corporation Commissioning Manager. The developer's designer is to verify that the asset meets the project requirements in accordance with the Approved Requirements Baseline (ARB).

### 7. Asset Acceptance and Takeover

A final inspection of the works will be arranged with the ADR to identify any outstanding defects. All major defects are to be resolved before takeover can occur. The developer's designer is to provide the Water Corporation with all agreed deliverables including but not limited to: commissioning reports, operations and maintenance manuals, material data sheets, as constructed drawings and the project closeout report. This will constitute Project Practical Completion (PPC) and the Water Corporation takeover of the works (refer clause 4.5 of the DCWA). The defects liability period is assumed to begin at PPC.

The developer will then be given a period of time to resolve any minor defects with the asset. Upon resolving the minor defects, the asset will then be transferred to the relevant Water Corporation client (Asset Transfer).

Note: Asset Transfer must occur before it is possible to recoup the prefunded amounts.

### 8. Recoup of Prefunded Amounts

Water Corporation Development Services Branch will manage the recoup of all prefunded amounts (design, construction, commissioning and contract administration) in accordance with the arrangements established in the DCWA.

In conjunction with the final payment under a DCWA the Water Corporation will advise the developer in writing that the DCWA is closed.



Your Ref: 9999991  
Our Ref: JT1 2012 13400 V01  
Enquiries: Rick Harrison  
Telephone: 9420 2567

11 September 2014

DANDARAGAN, SHIRE OF  
PO BOX 676  
JURIEN BAY WA 6516

DATE RECEIVED	TONY
16 SEP 2014	GARRICK
DOC ID .....	JENNY - FOR FILING
SHIRE OF DANDARAGAN	

Attention: Dandaragan, Shire Of

**WAPC 9999991**  
**SUBDIVISION OF JURIEN BAY INFILL**  
**PRE-FUNDING ARRANGEMENT**  
**RETURN OF SIGNED DEVELOPER CONSTRUCTED WORKS AGREEMENT**  
**FOR JURIEN BAY PS C - TYPE 40 WWPS & DN200 PM**

Please find attached the signed Developer Constructed Works Agreement for the above mentioned project.

Should you require any assistance, please contact Rick Harrison on 9420 2567.

*Amel Hogen*  
for

Rick Harrison  
Infrastructure Advisor  
DEVELOPMENT SERVICES

**DEVELOPER FUNDED AND CONSTRUCTED WORKS  
AGREEMENT**

**Water Corporation**

**and**

**DANDARAGAN, SHIRE OF**

**Legal Services**  
**Water Corporation**

John Tonkin Water Centre  
629 Newcastle Street Leederville  
Perth 6007 Western Australia  
Telephone (08) 9420 2514 Facsimile (08) 9420 3360

## This Developer Funded and Constructed Works Agreement

is made 8<sup>TH</sup> SEPTEMBER 20<sup>14</sup> between the following parties:

**Water Corporation** (ABN 28 003 434 917) a statutory body corporate created by the *Water Corporations Act 1995*, of John Tonkin Water Centre, 629 Newcastle Street, Leederville in the State of Western Australia.

(Corporation)

**DANDARAGAN, SHIRE OF** (ABN 64 227 602 040) of PO BOX 676 JURIEN BAY WA 6516

(Developer)

### Recitals

- A. The Developer is undertaking a development on the Land and requires water and waste water services infrastructure to service the Land.
- B. The Developer has requested the Corporation to provide water and wastewater service infrastructure necessary for the Developer to undertake development of the Land.
- C. The Corporation's schedule of works does not propose to provide the water and/or wastewater infrastructure required by the Developer in accordance with the Developer's time line.
- D. In order to progress the Developer's development, the Corporation and the Developer agree that the Developer will fund and construct the water and wastewater infrastructure required and will handover the Works to the Corporation.
- E. Before entering into a Developer Funded and Constructed Works Agreement to construct the Works the Corporation required the Developer to provide a Scoping Report and the Developer has submitted the Scoping Report.
- F. The parties agree to enter into this agreement for the purpose of constructing the Works.

### This Agreement witnesses

That in consideration of, among other things, the mutual promises contained in this Agreement, the parties agree the following:

#### 1 Definition

##### 1.1 Definitions

**Agreement** means this agreement as may be amended from time to time in accordance with the terms of the Agreement.

**Approvals** means:

- (a) any consent, registration, filing, agreement, notarisation, certificate, licence, approval, authorisation, permit, authority or exemption from, by or with a Governmental Agency; and
- (b) any consent or authorisation regarded as given by a Governmental Agency due to the expiration of the period specified by a statute within which the Governmental Agency should have acted if it wished to proscribe or limit anything already lodged, registered or notified under that statute.

**Business Day** means a day on which banks are open for business in Perth excluding Saturday, Sunday or a public holiday.

**Chartered Professional Engineer** means an engineer who is a member of the Institute of Engineers Australia.

**Claim** means any action, claim, cost, proceeding, suit or demand of whatsoever nature in respect of any loss (including loss of use) injury or damage of or to property of any kind and in respect of any death, disease, illness or injury sustained by any person.

**Commencement Date** means the date on which the last party to sign this Agreement signs;

**Construction Contract** means the agreement between Developer and the Construction Contractor to construct the Works and meets all design and operational standards and applicable laws.

**Construction Contractor** means the contractor or contractors engaged by the Developer to perform the Works.

**Construction Program** means the timeline for the construction, completion and commissioning of the Works which is attached in Schedule 2 of this Agreement.

**Date of Takeover** means the date upon which the Corporation takes over the Works in accordance with clause 5.5.

**Defaulting Party** is defined in clause 10.3(a).

**Defects** means that part of the Works that in the Corporation's opinion are not in compliance with the Detailed Design.

**Design Standards** means the Corporation's design standard for water services as issued by the Corporation from time to time.

**Detailed Design** means a comprehensive set of documentation necessary for the construction and operation of Works that meet the Corporation's design and operational standards, and applicable laws.

**Detailed Design Acceptance Notice** is defined in clause 3.3(b).

**Developer's Address** means the address or facsimile number of the Developer set out in Schedule 1;

**Developers' Manual** means the manual published by the Corporation on the Corporation's website [www.watercorporation.com.au](http://www.watercorporation.com.au).

**Developer's Representative** means the employee or position nominated by the Developer set out in Schedule 1;

**Engineer** means a person qualified as a Chartered Professional Engineer appointed by the Developer to undertake the Detailed Design.

**Force Majeure** means acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, acts of terrorism, war declared or undeclared, sabotage, blockade, revolution, riots, insurrections, civil disturbances, epidemics, cyclones, tidal waves, landslides, lightning, earthquakes, floods, storms, fire, adverse weather conditions, explosions, breakage or accident to machinery or lines or pipes, governmental restraint or requirements other than by the affected party, embargoes, inability to obtain or delay in obtaining equipment, materials, transport, governmental approvals, permits or allocations, withdrawal of governmental approvals, permits or allocations (provided that the party affected by such withdrawal is not in default) or any other cause which is not within the control of, or could be attributed either directly or indirectly, to the affected party but does not include:

- (i) any event which could have been prevented or overcome by the exercise by it of the standard of a reasonable and prudent person;
- (ii) lack of funds for any reason; or
- (iii) inability to use available funds.

**Governmental Agency** means any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, government Minister, agency or entity.

**GST** means the goods and services tax imposed pursuant to the GST law on a supply or any similar tax.

**GST Act** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

**GST Law** has the same meaning as in the GST Act.

**GST Supply** has the same meaning as in section 9.10 of the GST Act.

**Innocent Party** is defined in clause 10.3(a).

**Land** means the land described in Schedule 1.

**Liability Limit** means \$5,000.

**Prerequisites to Works** means the statutory process specified in Part 6 of the WSA which are required to be undertaken prior to the Works being constructed.

**Project Management Plan** means the plan developed by the Corporation and the Developer in accordance with clause 3.4 or clause 5.3, as the context applies.

**Project Manager** means the Corporation's project manager.

**Related Body Corporate** has the meaning given in the *Corporations Act 2001* (Cth).

**Representatives** mean the Developer's Representative and the Corporation's Representative.

**Scoping Report** means the Scoping Report prepared by the Developer for the Corporation under the terms of the Developer Funded and Constructed Works Scoping Agreement, between the Developer and the Corporation.

**Term** is defined in clause 10.1.

**Unconditional Undertaking** has the meaning given in clause 2.1(c).

**Unconditional Undertaking Amount** means the amount set out in Schedule 1.

**WSA** means the *Water Services Act 2012* (WA).

**Works** means the water and/or wastewater infrastructure as set out in Schedule 1.

## 1.2 Interpretation

In this Agreement:

- (i) words importing the singular include the plural and vice versa;
- (ii) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Governmental Agency;
- (iii) a reference to a clause, party, annexure or schedule is a reference to a clause of, and a party, annexure and schedule to, this Agreement and a reference to this Agreement includes any annexure and schedule;
- (iv) a reference to legislation includes any change to, or consolidation or replacement of it and any delegated legislation or proclamation issued under it;
- (v) a reference to a document includes all amendments or supplements to, or replacements or novations of, that document;
- (vi) a reference to a party to a document includes that party's successors and permitted assigns;
- (vii) a reference to a body, other than a party to this Agreement (including an institute, association or authority), whether statutory or not:
  - A. which ceases to exist; or
  - B. whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its powers or functions;
- (viii) a reference to time is to local time in Western Australia;

- (ix) where time is to be reckoned by reference to a day or event, that day or the day of that event will be excluded;
- (x) where the day on or by which any thing is to be done is not a Business Day, that thing must be done on or by the next preceding Business Day;
- (xi) a reference to currency is a reference to Australian currency and all amounts payable under this Agreement must be paid in Australia in Australian currency; and
- (xii) no provision of this Agreement will be construed adversely to a party solely on the ground that the party was responsible for preparation of this Agreement or that provision.

## **2 Condition Precedent**

### **2.1 Commencement of work**

- (a) The Developer must provide the Unconditional Undertaking to cover the actual costs incurred by the Corporation in the:
  - (i) reviewing and acceptance of the Detailed Design; and
  - (ii) project management of the construction and takeover of the Works.
- (b) The Corporation will not commence any work under this Agreement until the Developer has provided the Unconditional Undertaking to the Corporation in accordance with clause 2.1(c).
- (c) Within 14 days of the Commencement Date the Developer must provide an unconditional undertaking, for the Unconditional Undertaking Amount, in favour of the Corporation, in a the form acceptable to the Corporation and from a financial institution acceptable to the Corporation (**Unconditional Undertaking**), as security for the performance by the Developer of their obligations to make certain payments to the Corporation under this Agreement.

### **2.2 Consequence of non-satisfaction**

If the condition specified in clause 2.1 is not satisfied nor waived by notice in writing from the Corporation then the Corporation may terminate this Agreement after the expiry of 14 days after the Commencement Date.

## **3 Detailed Design**

### **3.1 Developer's obligations**

- (a) The Developer must undertake the Detailed Design in accordance with the terms of this Agreement to a standard sufficient for the Corporation to accept the Detailed Design under clause 3.3(b).
- (b) The Developer acknowledges that the Corporation has a right to a copy of the Detailed Design and all materials relevant to the development of the Detailed Design.

- (c) The Developer agrees to ensure that it will provide a copy of the Detailed Design to the Corporation upon request.

### **3.2 Requirements for Detailed Design**

- (a) The Developer must commission the Detailed Design on behalf of the Corporation.
- (b) The Developer must ensure the Detailed Design:
  - (i) is carried out by an Engineer who is acceptable to the Corporation.
  - (ii) is in the form set out in the Corporation's Design Standards, as amended from time to time and comply with all applicable laws relating to those Works.

### **3.3 Detailed Design provided to Corporation**

- (a) The Developer must submit the Detailed Design to the Corporation who will examine the Detailed Design and, based on that examination, either accept or reject the Detailed Design in accordance with clause 3.3(b).
- (b) If the Corporation determines that the Detailed Design is acceptable, the Corporation must, as soon as practicable after making that determination, notify the Developer in writing that the Detailed Design is acceptable to the Corporation. (**Detailed Design Acceptance Notice**).
- (c) If the Corporation determines that the Detailed Design is not acceptable, the Corporation must, as soon as practicable after making that determination:
  - (i) notify the Developer in writing that the Corporation has determined that the Detailed Design is not acceptable to the Corporation; and
  - (ii) identify and notify the Developer in writing of the actions that must be taken in order to ensure the Detailed Design is acceptable to the Corporation.
- (d) The process in clauses 3.3(a) and (c) will be repeated until the Corporation determines that the Detailed Design is acceptable to the Corporation.
- (e) If at any point in the acceptance process the Corporation determines that the Developer is unable to complete the Detailed Design to the Corporation's satisfaction, the Corporation may advise the Developer that it will not continue with this Agreement and in which case the Corporation will be entitled to exercise its rights under clause 10.3(d)(ii).
- (f) The Developer acknowledges that acceptance of the Detailed Design by the Corporation is made without the assumption of any liability by the Corporation and the Developer acknowledges that the risks associated with the design remain with the design.

### **3.4 Corporation's role and responsibilities for Detailed Design**

- (a) The Corporation will appoint a Project Manager to oversee the Detailed Design process in accordance with the Project Management Plan.
- (b) The Project Manager, in conjunction with the Developer, will establish a Project Management Plan.
- (c) Once the Project Management Plan has been completed the Corporation will issue the Project Management Plan to the Developer.
- (d) The Developer must use its best endeavours to comply with the Project Management Plan.

### **3.5 Limitation of Liability**

- (a) The Developer remains entirely responsible for the Detailed Design despite any receipt or review of, or comment or direction on, the Detailed Design by the Corporation or any person acting on behalf of the Corporation as specified in clause 3.3(a) and 3.3(c).
- (b) The Developer shall be liable for and indemnifies the Corporation against any additional direct or indirect costs that may be incurred by the Corporation throughout the period during which the Works are being constructed which result, whether directly or indirectly, from any act or omission, (negligent or otherwise), committed or omitted by the Developer in the investigation or the Detailed Design.

## **4 Construction Contract**

### **4.1 Selection of Construction Contractor**

- (a) The tender process to select the Construction Contractor shall be acceptable to the Corporation.
- (b) The Construction Contractor selected to construct the Works must be of a level of appropriate capability, competence and experience acceptable by the Corporation and any subcontractor that the Construction Contractor engages to perform any element of the Works must also be of a level of appropriate capability, competence and experience acceptable by the Corporation.
- (c) The Developer remains entirely responsible for the Construction Contractor despite any consideration or comment on the selection of the Construction Contractor by the Corporation or any person acting on behalf of the Corporation.

## **4.2 Developer must enter into Construction Contract**

- (a) The Developer shall enter into a Construction Contract with the Construction Contractor for the undertaking of the Works.
- (b) The Construction Contract shall be acceptable to the Corporation.
- (c) Prior to signing the Construction Contract the Developer must submit the Construction Contract to the Corporation for acceptance.
- (d) The Developer shall not enter into the Construction Contract before the Corporation has accepted the Construction Contract and has notified the Developer in writing.

## **4.3 Basis of the Construction Contract**

- (a) The Construction Contract shall be in the form of the relevant Australian Standards for works contracts, and incorporate the Detailed Design and require compliance with the Corporation's design specifications and manuals.
- (b) The defects liability period shall end one year from the Date of Takeover of the Works by the Corporation under clause 5.5.
- (c) Any Defect required to be remediated, as determined by the Project Manager, not performed by the Developer will be effected by the Corporation and the costs of such works will be recovered from the Developer as a debt due and payable.
- (d) The Construction Contract shall contain a comprehensive schedule and breakdown of the costs paid and any other information requested by the Corporation for each asset that comprises the Works.

# **5 Undertaking of the Works**

## **5.1 Developer to fund Works**

The Developer shall at its cost, undertake the design, construction and commissioning of the Works in accordance with the requirements of this Agreement to a standard sufficient for the Corporation to take over the Works under clause 5.5.

## **5.2 Approvals and Prerequisites to Works**

- (a) The Developer is responsible for obtaining all necessary Approvals required for the construction of the Works in accordance with the Corporation's External Approvals Manual.
- (b) The Developer must immediately provide to the Corporation any information requested by the Corporation in relation to the Approvals and/or Approvals process.

- (c) The Developer may only commence construction of the Works once all Approvals are received.
- (d) The Developer is to provide to the Corporation copies of all Approvals obtained for the construction of the Works.
- (e) If an Approval has as a condition or a requirement that is perpetual or ongoing in nature that is likely to continue after the date that the Corporation takes over the Works, the Developer must immediately notify the Corporation of the condition and on behalf of the Corporation, if the Corporation deems the condition to be unacceptable, challenge to the satisfaction of the Corporation, that condition. The Corporation will provide all assistance, comment and information that may be required from the Corporation to challenge the condition under the terms of this subclause (e).
- (f) The Corporation will use its best endeavours to assist the Developer in obtaining those Approvals if reasonably requested to do so by the Developer but nothing contained in or implied by this clause serves to deprive the Corporation of its statutory rights and duties with respect to any application it may receive from Developer for an Approval that the Corporation is obliged to consider or process.

### **5.3 Project Manager**

- (a) The Project Manager will act on behalf of the Corporation to oversee the undertaking and construction of the Works, in accordance with the Project Management Plan and is authorised to direct a change or variation to the Works if in the Corporation's opinion the Works are not in compliance with the Detailed Design.
- (b) The Developer must as soon as reasonably practicable after receiving the direction or variation under clause 5.3(a), issue that direction or variation to the Construction Contractor.
- (c) Only directions or variations issued by the Project Manager must be complied with by the Developer.
- (d) The Project Manager and the Developer will agree to reporting requirements which shall be set out in the Project Management Plan. The Developer shall report to the Project Manager in accordance with the reporting requirements as provided in the Project Management Plan.
- (e) The Project Manager, in conjunction with the Developer, will establish a Project Management Plan.
- (f) Once the Project Management Plan has been completed the Corporation will issue the Project Management Plan to the Developer.

- (g) The Developer must use its best endeavours to comply with the Project Management Plan.
- (h) The Developer shall allow the Project Manager and/or any other Corporation officer, employee or agent access from time to time upon request, to the Works and the site upon which the Works are situated, in order to allow the Project Manager to inspect the Works and any records.
- (i) The Developer must comply with any direction or request from the Project Manager.

#### **5.4 Construction of the Works**

- (a) The Developer will cause the Works to be undertaken in accordance with the Construction Program.
- (b) The Developer will undertake the Works in accordance with good industry practice, with due care and skill, utilising the services of appropriately qualified and trained personnel and will be undertaken in accordance with the Corporation's Design Standards and the Developers' Manual for the design and construction of the Works.
- (c) The Corporation acknowledges that in performing its obligations under clause 5.4(b) the Developer may engage competent contractors to undertake any aspect of the Works. Notwithstanding any such engagement, the Developer remains liable for its obligations under clause 5.4(b).
- (d) Subject to clause 5.5, the Developer will be responsible for the Works and will bear all risk in relation to the Works.
- (e) The Developer must ensure that the construction and commissioning of the Works is done:
  - (i) in a proper and workmanlike manner;
  - (ii) in accordance with the Corporation's policies and standards including the Asset Handover Guidelines, all relevant Approvals and the requirements of Governmental Agencies;
  - (iii) so as to ensure that the Works can be used by the Corporation immediately upon being commissioned; and
  - (iv) in accordance with the Construction Program that must be structured so as to minimise the interruption to Corporation customers within the locality of the Works proposed.

#### **5.5 Corporation ownership of Works**

Subject to any Defects being rectified in accordance with clause 4.3(c), the Corporation will take over and be responsible for the Works from the date that all of the items as set out in the Developer's Manual have been satisfied, including but not limited to;

- (a) the Works have been certified as having been constructed in accordance with the Detailed Design that are prepared by the Engineer under clause 3.1;
- (b) the Developer has certified that the Developer has made good any physical damage done to property during the construction Works;
- (c) the Corporation has inspected the Works and has approved the Works in its sole and absolute discretion;
- (d) all warranties that are given by contractors or suppliers for the Developer in undertaking the Works have been novated to the Corporation;
- (e) as-constructed drawings for the Works have been provided to the Corporation and the Corporation has determined those as-constructed drawings are acceptable to the Corporation;
- (f) all documents or actions required to be provided or undertaken in the Asset Handover Guideline have been provided or completed and accepted by the Corporation's Representative;
- (g) the actual costs incurred in the design, construction and commissioning for each asset that comprises the Works have been provided as required under clause 4.3(d);
- (h) all land access matters that may be applicable are resolved to the Corporation's satisfaction; and
- (i) the Developer has provided a statement declaring that all matters in this subclause 5.5 have been completed and that all costs incurred by the Developer pursuant to this Agreement have been paid,

the Works will then vest in the Corporation from and including the date that the Corporation notifies in writing the Developer that this clause 4.5 has been satisfied and takeover of the Works by the Corporation has occurred.

## **6 Costs**

- (a) The Developer must pay to the Corporation all costs incurred by the Corporation in the:
  - (i) reviewing and acceptance of the Detailed Design; and
  - (ii) project management of the construction and takeover of the Works.
- (b) At the end of each month during the Term, the Corporation will provide the Developer with an invoice of the actual costs incurred by the Corporation during that month.
- (c) The Developer must pay to the Corporation, within 28 days of the date of the invoice issued under clause 6(b), the amount specified in the invoice.

- (d) If the Developer fails to pay the invoice in accordance with clause 6(c), the Corporation may call on the Unconditional Undertaking and the Corporation may cease to carry on work on the Scoping Report and terminate this Agreement in accordance with clause 10.3.

## 7 Step in rights of the Corporation

### 7.1 The Corporation's Step-in rights

- (a) If the Developer fails to comply with its obligations to undertake the Detailed Design or the construction of the Works under this Agreement, or is unable to complete the Detailed Design or construction of the Works in accordance with this Agreement (**Construction Default**), the Corporation may give notice to the Developer and the Developer must within 14 days of receipt of such notice provide to the Corporation a written cure plan setting out in reasonable detail:
  - (i) the reasons for the Developer failing to comply with its obligations to undertake the Detailed Design or not completing the Detailed Design, or for not constructing the Works in accordance with this Agreement, whichever is relevant;
  - (ii) the steps the Developer intends to take to rectify or cure the Construction Default, so as to ensure that the Detailed Design or construction of the Works is undertaken in accordance with this Agreement; and
  - (iii) the time frame within which the Construction Default will be rectified or cured by the Developer,

**(Cure Plan).**
- (b) The Corporation will review the Cure Plan to determine whether it is reasonable in all the circumstances (including whether the Construction Default may reasonably be rectified or cured in a shorter timeframe than that set out in the Cure Plan), and will ensure that the Detailed Design or the construction of the Works is undertaken in accordance with this Agreement.
- (c) The Developer agrees to:
  - (i) cooperate with the Corporation and use all reasonable endeavours to assist the Corporation in its review of the Cure Plan;
  - (ii) consider all of the Corporation's recommendations and incorporate them, if any, into its Cure Plan, and
  - (iii) provide weekly written reports to the Corporation describing, in reasonable detail, the Developer's progress in implementing the Cure Plan (as amended pursuant to this clause 7.1 if required).
- (d) If:
  - (i) the Developer does not provide an Cure Plan within the time specified in clause 7.1;

- (ii) the Developer fails to comply with its obligations under clause 7.1;
- (iii) in the Corporation's reasonable opinion, the Developer is not (other than due to force majeure) diligently implementing the Cure Plan; or
- (iv) the Developer fails to cure the Construction Default within the time frame specified in the Cure Plan (as amended in accordance with clause 7.1) and such failure is not accepted as reasonable by the Corporation,

then the Corporation may, in its absolute and sole discretion, determine that it will exercise its right to assume the Developer's obligations with respect to the undertaking of the Detailed Design or the construction of the Works in accordance with this clause 7.1(d) (**Step-In Right**) and give a notice (**Step-In Notice**) to the Developer, notifying the Developer that the Corporation will exercise its Step-In Right.

- (e) the Corporation will, upon giving a Step-In Notice (and as and from the date specified in that Step-In Notice), be entitled to exercise its Step-In Right and complete the Detailed Design or the construction of the Works.
- (f) the Developer acknowledges that the Corporation may engage subcontractors to carry out the undertaking of the Detailed Design or construction of the Works.
- (g) If the Corporation gives the Developer a Step-In Notice, the Developer will be required to:
  - (i) give the Corporation the Detailed Design in its current form and all documents, plans and materials associated with the Detailed Design (as applicable); and
  - (ii) give the Corporation control over the Works and the area on which the Works are to be constructed (as applicable);
  - (iii) make available to the Corporation and its subcontractors all plant, equipment and facilities associated with the Works; and
  - (iv) make available to the Corporation and its subcontractors all necessary information, including the Developer's construction documentation relating to the Works for use by the Corporation solely for the purpose of undertaking the Works.
- (h) Any reasonable expenditure incurred by the Corporation in exercising its Step-In Right in accordance with clause 7.1(d) must be paid by the Developer to the Corporation on demand.
- (i) Without limiting anything in clause (d), both Parties agree to use reasonable endeavours to give effect to the Corporation's Step-In Right, including in negotiations and documentation with financiers.
- (j) The Corporation does not waive any of its rights under this agreement (including its right to terminate this agreement in accordance with its terms) as a result of having exercised its Step-In Right.

## **7.2 Liability of the Corporation**

- (a) The Developer acknowledges and agrees that the Corporation will have no liability and the Developer will not be entitled to make any claim against the Corporation arising out of or in respect of or in connection with the Corporation exercising its Step-In Rights except to the extent that the claim relates to an act of wilful misconduct, wilful default, fraud or negligence of the Corporation.
- (b) The Corporation will not be responsible for any liability arising prior to the Corporation exercising its Step-In Rights.

## **8 Security**

### **8.1 Developer to provide security**

- (a) The Corporation will return the Unconditional Undertaking to the Developer once the Corporation is satisfied that all the Developer's obligations under this Agreement have been completed.
- (b) The Developer must not, at any time, seek or obtain a court injunction or other legal remedy to take or instigate any other action to hinder or prevent the Corporation from having recourse to the Unconditional Undertaking.
- (c) The Developer must ensure that the Unconditional Undertaking is kept in full force and effect for the full Unconditional Undertaking Amount throughout the Term.

### **8.2 Access to Security**

- (a) The Corporation may have recourse to the Unconditional Undertaking at any time where the Developer fails to pay an invoice issued by the Corporation under clause 6(b).
- (b) This clause 8.2 does not limit the Corporation's entitlement to enforce the indemnity in clause 13.1.

## **9 Statutory powers and limitations**

### **9.1 Statutory powers add to express powers**

The powers conferred on the Corporation by or under any Act of Parliament, are in addition to the powers conferred on the Corporation by this agreement, except to the extent inconsistent with the provisions expressed in this agreement.

### **9.2 Acts of Parliament that alter agreement of parties**

- (a) If at any time and for so long as:
  - (i) any Act of Parliament applies to this agreement;
  - (ii) a provision of that Act of Parliament conflicts with a provision of this agreement; and
  - (iii) under that Act of Parliament the conflicting provision of that Act of Parliament prevails,
- (b) each conflicting provision of this agreement is deemed to be amended to the extent necessary to resolve the conflict with that Act of Parliament.

### **9.3 Corporation's statutory functions**

Nothing contained in or implied by this agreement has the effect of constraining the Corporation or placing any fetter on its statutory rights, duties, powers, functions and protections, including those contained or referred to in any Act of Parliament.

## **10 Default and Termination**

### **10.1 Term**

- (a) This Agreement commences on the Commencement Date and subject to this clause 10, terminates on the Date of Takeover.
- (b) The provisions of clause 4.3(b) and 4.3(c) (defects liability period) clause 12 (Insurance) and clause 13 (Indemnity) survive the termination of this Agreement.

### **10.2 Failure to commence Works**

If the Developer has not commenced Works within 6 months of execution of this Agreement, the Corporation may terminate this Agreement.

### **10.3 Termination for default by either party**

If:

- (a) a party ("**Defaulting Party**") fails to observe or perform any of its obligations under this Agreement and the other party ("**Innocent Party**") has served a notice on the Defaulting Party asking that the default be remedied within 7 days from the date of service of the notice and the Defaulting Party fails to remedy the default; or
- (b) the Developer or the Construction Contractor goes into liquidation, is wound up or dissolved or a provisional liquidator, administrator, controller, receiver or receiver and manager is appointed to any of its assets.
- (c) a party repudiates or commits a fundamental breach of this Agreement; or

- (d) then, in the case of (a) above, the Innocent Party and in the case of (b) to (c) above, the party or parties not in default, is entitled to exercise one or more of the following remedies as in its absolute discretion it thinks fit:
  - (i) to enforce specific performance of this Agreement; and/or
  - (ii) in the case of the Corporation only, to terminate this Agreement and/or to continue the Works.
- (e) If the Corporation terminates this Agreement:
  - (i) the Developer must, as soon as practicable, give to the Corporation the Detailed Design and all materials relevant to the development of the Detailed Design; and
  - (ii) the Corporation may in its sole and absolute discretion, assume ownership of the Works in progress and continue the Works, but will not be responsible for any liability arising prior to the date the Corporation steps in and continues the Works.
- (f) The Corporation may at its discretion appoint another consulting Engineer to complete the Works as it deems necessary.

## **11 Dispute**

- (a) The parties agree that if a dispute arises during the performance of this Agreement it will be resolved, wherever possible, at the level where the dispute initially arises.
- (b) If, within 21 days of a dispute arising, it has not been resolved, the dispute will be referred to the Developer's Representative, and to the Corporation's Representative.
- (c) The Representatives referred to in the preceding clause must meet within 7 days after the dispute is referred to them, and attempt to resolve the dispute. If they resolve the dispute, the resolution is final and binding on the parties who must give effect the resolution.
- (d) If the Representatives cannot resolve the dispute within 14 days of the date of their first meeting, the parties consent to mediation of the dispute. The parties agree to appoint, by agreement, an independent mediator. If the parties do not within 14 days agree on an independent mediator or if the person agreed does not accept the appointment, either party may request the President for the time being of the Law Society of Western Australia (Inc), or the President's nominee to appoint an independent mediator.
- (e) The costs of the mediator will be borne by the parties equally.

- (f) Except to the extent inconsistent with this clause, the mediation will be conducted in accordance with the then current mediation rules of the Law Society of Western Australia.
- (g) The parties will hold the mediation in Perth, Western Australia and, subject to clause 11(h), must comply with any resolution facilitated between them by the independent mediator.
- (h) If a party is dissatisfied with proceedings before the mediator, it may take what action it considers appropriate, including the commencement of legal proceedings. For the avoidance of doubt, the right referred to in this clause 11(h) is not in any way dependent on or conditional upon the initiation or completion of the proceedings before the mediator.

## 12 Insurances

### 12.1 Insurances

- (a) The Developer must ensure throughout the Term, the following insurances are effected and maintained. Each of the policies must be approved by the Corporation, which approval the Corporation will not unreasonably withhold:
  - (i) public liability insurance in respect of:
    - A. injury or illness to or death of any person;
    - B. physical loss, damage or destruction to any property (including that of the Corporation); and
    - C. sudden and accidental (or either) pollution,which insurances will each provide cover in respect of each occurrence to an amount of not less than \$20 million, or more per claim or occurrence giving rise to a claim, in respect of activities undertaken under this Agreement.
  - (ii) professional indemnity insurance for \$10 million or more per claim or occurrence giving rise to a claim, in respect of activities undertaken under this Agreement;
  - (iii) workers' compensation insurance to cover liability arising out of death or injury to persons employed by the Developer on or in connection with performing the Works; and
  - (iv) contract works insurance in respect of the Works for the full value of the Works for loss and damage to the Works including allowances for the removal of debris, professional fees and expediting expenses.

## **12.2 Evidence of insurance**

Before the Commencement Date, and, during the Term, whenever the Corporation reasonably requests it in writing, the Developer must produce evidence by certificate of currency, to the reasonable satisfaction of the Corporation, that the insurances referred to in this clause 12 are effected and maintained, and that all premiums have been paid.

## **12.3 Default**

- (a) If the Developer fails to take out or maintain any of the insurances required under this clause 12, or to promptly produce to the Corporation any evidence referred to in clause 12.2 if the Corporation requests it, the Corporation may in its absolute discretion:
  - (i) take out and maintain any such insurances reasonably acceptable to the Corporation, and include any additional costs of them in the next invoice issued by the Corporation to the Developer under this Agreement; or
  - (ii) treat that failure to insure, or failure to maintain insurance, as a Default for the purposes of this Agreement.

## **12.4 Notification**

- (a) The Developer must:
  - (i) as soon as practicable, inform the Corporation, in writing, of any occurrence of which it becomes aware, that may give rise to a claim under any policy of insurance taken out by it in compliance with this agreement,
  - (ii) keep the Corporation informed of subsequent developments concerning the claim; and
  - (iii) use its best endeavours to ensure that its sub-contractors, in respect of their operations, similarly inform the Corporation.

## **12.5 No variation to insurances**

- (a) The Developer must not do, omit to do, or permit or allow to be done, anything whereby any insurances contemplated by this Agreement will be:
  - (i) varied in a manner that might materially reduce the coverage and level of protection afforded from those insurances previously approved by the Corporation; or
  - (ii) cancelled or allowed to lapse unless they are first replaced with other insurances that comply with the provisions of clause 12.

## **13 Indemnity**

### **13.1 Indemnity by Developer**

The Developer indemnifies and will keep the Corporation indemnified against any loss or Claim arising out of, related to or connected with:

- (i) this Agreement;
- (ii) the Works, including without limitation the design or construction of the Works;
- (iii) any third party who suffers property damage or personal injury;

suffered or incurred by the Corporation or brought against it by a third party by reason of any act, omission or breach of the Developer of its obligations under this Agreement, except to the extent that such loss or Claim is solely and directly caused by the Corporation or any of its employees, agents, contractors and sub-contractors (other than the Developer).

### **13.2 No Liability**

- (a) The Developer agrees that it will not bring any Claim against the Corporation whether during the Term or after the Term.
- (b) If a Court holds that despite clause (a), the Developer may bring a Claim and the Corporation has a liability to the Developer in respect of a Claim, then the total liability of the Corporation and its servants and agents to the Developer for all Claims, including interest on any Claim accruing from the date on which the claim first arose to the date of judgment, settlement, deduction or set off, is limited in the aggregate to the Liability Limit.

## **14 Notices**

Every notice:

- (a) must be in legible writing and in English addressed as shown below:
  - (i) if to the Corporation, to the Corporation's Representative at the Corporation's Address; and
  - (ii) if to the Developer, to the Developer's Representative at the Developer's Address.
- (b) must be signed by a person authorised by the sender.

## **15 General**

### **15.1 Governing law**

This Agreement shall be interpreted in accordance with the laws of the State of Western Australia and with respect to any proceeding claim, action or demand under or arising out of the Agreement, the parties submit to the exclusive jurisdiction of the courts of the State of Western Australia.

### **15.2 Entire agreement**

The terms and provisions of this Agreement comprise the entire agreement between the parties at the date of this Agreement in respect of the subject matter of this Agreement and no other term or provision, representation or warranty is to apply to the Agreement or the transactions contemplated by it.

### **15.3 Costs and Duty**

- (a) The parties must each pay their own legal costs in respect of this Agreement.
- (b) If any duty is assessed in respect of this Agreement, the Developer must pay the amount of duty assessed in respect of this Agreement and its counterparts.

### **15.4 Assignment**

The benefit of this Agreement can only be assigned with the Corporation's consent.

### **15.5 Variation**

Any variation to or amendment of this Agreement will not be binding upon the parties unless in writing and signed by the parties.

### **15.6 Waiver**

A waiver of a breach of this Agreement or of the rights created by, or arising under, this Agreement must be in writing and signed by the party giving the waiver for the waiver to be of effect.

### **15.7 Severability**

If any part of this Agreement is, or becomes, void or unenforceable, that part is, or will be, severed from this Agreement so that all parts that are not, or do not become void or unenforceable remain in full force and effect and are unaffected by that severance.

## 15.8 Counterparts

If this Agreement has been executed in 2 counterparts, each of which is to be regarded as an original, and all of those counterparts together are to constitute one instrument.

## 15.9 Limitation of liability

Neither party will be liable to the other for any loss of business, loss of opportunity, loss of profit, loss of any contract or for any indirect or consequential loss or damage whether arising out of the breach of this Agreement or otherwise, including without limitation, negligence.

## 15.10 Relationship of parties

- (a) This agreement is not intended to create, nor will it be construed as creating, any partnership, joint venture obligation or liability between the Corporation and the Developer.
- (b) The Developer will not:
  - (i) act as an agent for, or make representations or commitments on behalf of the Corporation;
  - (ii) bind or impose any obligation on the Corporation; or
  - (iii) incur any joint or joint and several liability on behalf of the Corporation,without the Corporation's consent in writing or except as expressly provided in the agreement.

## 16 GST

- (a) Unless expressly included, the consideration for any supply under or in connection with this Agreement does not include GST.
- (b) If GST is imposed on any GST Supply made under this Agreement by a party ("**Supplier**") to another party ("**Recipient**") then the Recipient must pay to the Supplier an amount equal to that GST in addition to any other amount payable or other consideration provided for the GST Supply.
- (c) The Recipient's obligation to pay an amount equal to the GST under clause 16(b) only applies if the Supplier has given the Recipient a tax invoice for the GST Supply that details the relevant amount in respect of which GST is payable and the amount of that GST, unless however the parties have established that a recipient created tax invoice can and will be utilised.
- (d) If the amount paid by the Recipient under clause 16(b) differs from the amount of GST payable at law by the Supplier on the GST Supply, the amount paid by the Recipient to the Supplier will be adjusted accordingly.

**Executed as an agreement:**

**SIGNED** by *ASHLEY VINCENT* the person holding the office of the **General Manager, Planning and Capability, Water Corporation (a Level 1 Attorney)** and *STEPHEN HILLER* **Manager, Development Services, Water Corporation (a Level 1 Attorney)** as the attorneys for the Water Corporation who state that they have no notice of revocation of the **Power of Attorney No M115043 PA dated 27 November 2012** under which they sign in the presence of:

*Lisa Mills*  
Witness

LISA MILLS  
Name (please print)

C/- 629 NEWCASTLE STREET  
LEEDERVILLE WA 6007  
Address

EXECUTIVE SUPPORT OFFICER  
Occupation

*T Cooper*  
Witness

Tammie Cooper  
Name (please print)

C/- 629 NEWCASTLE STREET  
LEEDERVILLE WA 6007  
Address

Personal Assistant  
Occupation

*AVint*  
Attorney

ASHLEY VINCENT  
Name (please print)

General Manager, Planning and Capability  
Designated Post

\_\_\_\_\_  
Date

*Stephen Hiller*  
Attorney

STEPHEN HILLER  
Name (please print)

Manager, Development Services  
Designated Post

\_\_\_\_\_  
Date 4/9/2014

**DANDARAGAN, SHIRE OF (ABN 64 227 602 040)** of PO BOX 676 JURIEN BAY WA 6516.

**(Developer)**

*Anthony Graham*  
~~Secretary/Director~~ CEO

ANTHONY GRAHAM NOTICE  
Name (please print)

18/8/2014  
Date

*Wayne Francis Gibson*  
Director PRESIDENT

WAYNE FRANCIS GIBSON  
Name (please print)

18/8/2014  
Date

SCHEDULE 1

**PARTICULARS**

<b>Developer's Address</b>	Jurien Bay Administration Centre PO Box 676 Jurien Bay WA 6516
<b>Developer's Representative</b>	<del>Brian Wall</del> GARRICK YANDLE
<b>Corporation's Address</b>	629 Newcastle Street, Leederville WA 6007
<b>Corporation's Representative</b>	Daniel Lawrence
<b>Corporation's Service Delivery Representative</b>	Bob Lang
<b>Land</b>	WWPS located on Lot 301 Hamersley St Jurien Bay
<b>Scope of Works:</b>	Jurien Bay PS C - Type 40 WWPS & DN200 PM
<b>Project No:</b>	C-S01823. File No: JT1 2012 13400 V01
<b>Estimated Total Cost of the Works:</b>	\$2,676,793 to be fully funded by developer.



Office Use Only	
File	JT1 2013 13704 v01

## CUSTOMER FUNDED WORKS AGREEMENT

The offer set out in this Agreement is valid for six months from:

**2 January 2014.**

This Agreement is made on \_\_\_\_\_ between \_\_\_\_\_

[name] SHIRE OF DANDARAGAN

[address] PO BOX 676

JURIEN BAY WA 6516

(Customer)

and

**WATER CORPORATION**

A statutory body created by the Water Corporation Act 1995, of 629 Newcastle Street, Leederville, Western Australia, 6007

(Corporation)

### DEFINITIONS AND INTERPRETATION

- A1 **Building Plans** – plans for the construction or alteration of a building or equipment
- A2 **Day/s** –Corporation working day/s
- A3 **Land** – land as described in Schedule 1
- A4 **Service** – where applicable, a water supply service comprising of a meter, the connection pipe and fittings from the main to the meter or a sewer junction or drainage connection.
- A5 **Works** – where applicable, all water supply or sewer pipework and fittings necessary to provide a connection point to the Land or Corporation drainage works or diversion of existing works.  
associated with works shown on Plan LJ84  
Set

### AGREEMENT

**This agreement sets the terms and conditions upon which the Corporation will agree to allow Works to be done.**

**The Corporation agrees:**

- B1 To operate and maintain the Works for the lots served once they are handed over to the Corporation.
- B2 To apply Corporation by-laws, rates and charges to all the lots served by the Works.
- B3 This Agreement will remain valid for twelve months from the acceptance of the design in accordance with the Corporation's Developer's Manual.
- B4 To provide a level of service that complies with the requirements of its Operating Licence.

**The Customer agrees:**

- C1 To engage a consulting engineer to arrange the design and construction of the reticulation to the requirements of the Corporation's Developer's Manual.
- C2 To ensure the Works are undertaken by or under the supervision of a consulting engineer who is a registered holder of all the Corporation's relevant servicing manuals for design and construction of Works.
- C3 To provide satisfactory as constructed information within eight weeks of final takeover inspection to the Corporation.
- C4 To be liable for the design and /or construction of the Works, and / or service indemnify the Corporation against any claim for compensation, damages, or losses that may be brought against the Corporation, whether based in common law or statute, arising as a result of the Works or Service.
- C5 Upon completion of the Works to Corporation's specifications, they will be taken over and become the property of the Corporation.
- C6 To pay all Corporation fees and charges applicable to the Works and Services according to Schedule 2.

- C7 If improvements on the Land are proposed, to submit Building Plans to the Corporation and pay fees as required.
- C8 Where specified by the Corporation, to provide an easement.
- C9 If other properties become serviceable, to provide ownership details of each property to the Corporation.
- C10 To comply with the requirements of Schedule 3.
- C11 That if for any reason whatsoever, the Works or Services do not proceed, there will be no claim against the Corporation for refund of any money expended in connection with any part of the Works or Service.
- C12 That the Corporation's water supply schemes are designed to meet the level of service required by its Operating Licence. As a result, the Customer's unique requirements cannot be guaranteed (eg pressure and flows for building fire service).

### SCHEDULE 1 - Property Details

Lot No.	
House/Unit No.	
Location No.	
Street Name	Various Lots
Town/Suburb	Jurien Bay
Postcode	6516

### SCHEDULE 2

see attached

### SCHEDULE 3

NA

For and on behalf ) of the Customer ) <span style="float: right; font-size: small;">Signature &amp; date</span>	Customer
Name: In the presence ) Of (witness )	
Name: Address	Customer
<b>OR (in the case of companies)</b>	
Signed by  ) <span style="float: right; font-size: small;">Signature and date</span>	
<b>Or</b> on The Common Seal of	
Affixed herein in the presence of  ) <span style="float: right; font-size: small;">Director</span>	Customer
Director / Secretary	
Signed by an authorised ) officer of the Corporation ) <span style="float: right; font-size: small;">Signature &amp; date</span>	Corporation
In the presence ) Of (witness )	
Name:	
Position:	



Office Use Only	
File	JT1 2013 13785 v01

## CUSTOMER FUNDED WORKS AGREEMENT

The offer set out in this Agreement is valid for six months from:

**2 January 2014.**

This Agreement is made on \_\_\_\_\_ between \_\_\_\_\_

[name] SHIRE OF DANDARAGAN

[address] PO BOX 676  
JURIEBAY WA 6516

(Customer)

and

**WATER CORPORATION**

A statutory body created by the Water Corporation Act 1995, of 629 Newcastle Street, Leederville, Western Australia, 6007

(Corporation)

### DEFINITIONS AND INTERPRETATION

- A1 **Building Plans** – plans for the construction or alteration of a building or equipment
- A2 **Day/s** – Corporation working day/s
- A3 **Land** – land as described in Schedule 1
- A4 **Service** – where applicable, a water supply service comprising of a meter, the connection pipe and fittings from the main to the meter or a sewer junction or drainage connection.
- A5 **Works** – where applicable, all water supply or sewer pipework and fittings necessary to provide a connection point to the Land or Corporation drainage works or diversion of existing works.  
associated with works shown on Plan LJ94  
Set

### AGREEMENT

**This agreement sets the terms and conditions upon which the Corporation will agree to allow Works to be done.**

**The Corporation agrees:**

- B1 To operate and maintain the Works for the lots served once they are handed over to the Corporation.
- B2 To apply Corporation by-laws, rates and charges to all the lots served by the Works.
- B3 This Agreement will remain valid for twelve months from the acceptance of the design in accordance with the Corporation's Developer's Manual.
- B4 To provide a level of service that complies with the requirements of its Operating Licence.

**The Customer agrees:**

- C1 To engage a consulting engineer to arrange the design and construction of the reticulation to the requirements of the Corporation's Developer's Manual.
- C2 To ensure the Works are undertaken by or under the supervision of a consulting engineer who is a registered holder of all the Corporation's relevant servicing manuals for design and construction of Works.
- C3 To provide satisfactory as constructed information within eight weeks of final takeover inspection to the Corporation.
- C4 To be liable for the design and /or construction of the Works, and / or service indemnify the Corporation against any claim for compensation, damages, or losses that may be brought against the Corporation, whether based in common law or statute, arising as a result of the Works or Service.
- C5 Upon completion of the Works to Corporation's specifications, they will be taken over and become the property of the Corporation.
- C6 To pay all Corporation fees and charges applicable to the Works and Services according to Schedule 2.

- C7 If improvements on the Land are proposed, to submit Building Plans to the Corporation and pay fees as required.
- C8 Where specified by the Corporation, to provide an easement.
- C9 If other properties become serviceable, to provide ownership details of each property to the Corporation.
- C10 To comply with the requirements of Schedule 3.
- C11 That if for any reason whatsoever, the Works or Services do not proceed, there will be no claim against the Corporation for refund of any money expended in connection with any part of the Works or Service.
- C12 That the Corporation's water supply schemes are designed to meet the level of service required by its Operating Licence. As a result, the Customer's unique requirements cannot be guaranteed (eg pressure and flows for building fire service).

### SCHEDULE 1 - Property Details

Lot No.	28918 301
House/Unit No.	
Location No.	
Street Name	Hamersley St
Town/Suburb	Jurie Bay
Postcode	6516

### SCHEDULE 2

Attached

For and on behalf ) of the Customer ) <span style="float: right; font-size: small;">Signature &amp; date</span>	Customer
Name: In the presence ) Of (witness )	
Name: Address	
<b>OR (in the case of companies)</b>	
Signed by <span style="float: right; font-size: small;">Signature and date</span>	Corporation
<b>Or</b> on The Common Seal of	
Affixed herein in the presence of	
Director	
Director / Secretary	
Signed by an authorised ) officer of the Corporation ) <span style="float: right; font-size: small;">Signature &amp; date</span>	
In the presence ) Of (witness )	
Name: Position:	



**TAX INVOICE**

01:13 PM 02/01/2014

**AGREEMENT PAYMENTS SCHEDULE 2**

ABN 28 003 434 917

REGION: Mid West  
LOCAL AUTHORITY: Dandaragan, Shire Of  
SPECIAL AGREEMENT AREA: STANDARD  
DEVELOPMENT: Various Lots - Jurien Bay  
STAGE: Initial

WAPC: WME1313785  
AGREEMENT: 1301021  
FILE: JT1 2013 13785 V01

DEVELOPER: DANDARAGAN, SHIRE OF  
ADDRESS: PO BOX 676  
JURIEN BAY WA.6516

ENQUIRIES: MR Daniel Lawrence  
PHONE: 9420 3257

**PAYMENT AMOUNT CURRENT TO: 30/06/2014**

**Paid Unpaid**

**OTHER FEES & CHARGES**

W6b - Creb Easement Lodgement Legal		\$1,250.00
	GST	125.00
stw Sub-Total w		1,375.00
stl Sub-Total l		1,375.00
<b>GST:</b>		125.00
<b>Total (inc GST) :</b>		1,375.00

**THIS PAYMENT SCHEDULE EXPIRES ON 30 JUN 2014**

*This document will be a tax invoice for GST when you make a payment. If the tax status changes before a payment has been made while the schedule is current, a new Schedule 2 will need to be produced with adjusted values for the amounts due.*

Two payment methods are accepted for land development agreements:-

**CHEQUE:**  
Payable to: Water Corporation.  
Post to: Development Services Branch  
PO Box 100  
LEEDERVILLE WA 6902

No:.....

**CREDIT CARD:**  
MasterCard, Visa or American Express. (A transaction fee applies.)  
Please call 9420 2099 and quote your card number, the expiry date and CV number



Office Use Only	
File	JT1 2016 07067 v01

## CUSTOMER FUNDED WORKS AGREEMENT

The offer set out in this Agreement is valid for six months from:

**1 August 2016.**

This Agreement is made on \_\_\_\_\_ between \_\_\_\_\_

[name] SHIRE OF DANDARAGAN

[address] PO BOX 676

JURIEN BAY WA 6516

(Customer)  
and

**WATER CORPORATION**

A statutory body created by the Water Corporation Act 1995, of 629 Newcastle Street, Leederville, Western Australia, 6007

(Corporation)

**DEFINITIONS AND INTERPRETATION**

- A1 **Building Plans** – plans for the construction or alteration of a building or equipment
- A2 **Days** –Corporation working day/s
- A3 **Land** – land as described in Schedule 1
- A4 **Service** – where applicable, a water supply service comprising of a meter, the connection pipe and fittings from the main to the meter or a sewer junction or drainage connection.
- A5 **Works** – where applicable, all water supply or sewer pipework and fittings necessary to provide a connection point to the Land or Corporation drainage works or diversion of existing works.  
associated with works shown on Plan Set: MJ80

**AGREEMENT**

**This agreement sets the terms and conditions upon which the Corporation will agree to allow Works to be done.**

**The Corporation agrees:**

- B1 To operate and maintain the Works for the lots served once they are handed over to the Corporation.
- B2 To apply Corporation Water Service Regulations 2013, fees and charges to all the lots served by the Works.
- B3 This Agreement will remain valid for twelve months from the acceptance of the design in accordance with the Corporation's Developer's Manual.
- B4 To provide a level of service that complies with the requirements of its Water Services Licence.

**The Customer agrees:**

- C1 To engage a consulting engineer to arrange the design and construction of the reticulation to the requirements of the Corporation's Developer's Manual.
- C2 To ensure the Works are undertaken by or under the supervision of a consulting engineer who is a registered holder of all the Corporation's relevant servicing manuals for design and construction of Works.
- ~~C3 To provide satisfactory as constructed information within eight weeks of final takeover inspection to the Corporation.~~
- C4 To be liable for the design and /or construction of the Works, and / or service indemnify the Corporation against any claim for compensation, damages, or losses that may be brought against the Corporation, whether based in common law or statute, arising as a result of the Works or Service.
- C5 Upon completion of the Works to Corporation's specifications, they will be taken over and become the property of the Corporation.
- C6 To pay all Corporation fees and charges applicable to the Works and Services according to Schedule 2.

- C7 If improvements on the Land are proposed, to submit building plans to the Corporation and pay fees as required.
- C8 Where specified by the Corporation, to provide an easement.
- C9 If other properties become serviceable, to provide ownership details of each property to the Corporation.
- C10 To comply with the requirements of Schedule 3.
- C11 That if for any reason whatsoever, the Works or Services do not proceed, there will be no claim against the Corporation for refund of any money expended in connection with any part of the Works or Service.
- C12 That the Corporation's water supply schemes are designed to meet the level of service required by its Water Services Licence. As a result, the Customer's unique requirements cannot be guaranteed (eg pressure and flows for building fire service).

**SCHEDULE 1 - Property Details**

Various Lots as shown on Planset MJ80	
Town/Suburb	Jurien Bay
Postcode	6516

**SCHEDULE 2**

see attached

**SCHEDULE 3**

not applicable

Name:		Private Customer
	Signature & Date	
In the presence of (Witness):		Private Customer
	Signature & Date	
Name:		Company With Common Seal
Address:		
On the common seal of:	 SHIRE OF DANDARAGAN <span style="font-size: small;">★ Affix Seal Here</span>	Company With Common Seal
Affixed herein the presence of:	 CEO Director	
Director	 Director / Secretary	Company
Director / Secretary	Signature	
	Signature	Water Corporation
Signed by an authorised officer of the Corporation:	Signature & Date	
In the presence of:	Signature	
Name:		Water Corporation
Position:		

Your Ref: SME1607067  
Our Ref: JT1 2016 07067 V01  
Enquiries: Daniel Lawrence  
Telephone: 9420 3257  
email: Land.Servicing@watercorporation.com.au



02 August 2016

Cardno (Wa) Pty Ltd  
PO BOX 447  
WEST PERTH WA 6872

Attention: Steven Hecker

**VARIOUS LOTS JURIEEN BAY  
PLAN No. MJ80**

*Water Services Act 2012 Part 6* describes the procedure required to be undertaken before "General Works" can be undertaken.

As the work proposed is in this category, and on completion will become the responsibility of the Water Corporation, you are authorised under the Act to carry out the necessary procedures of the Act on behalf of the Water Corporation.

Any objection to the proposed work, which cannot be resolved by negotiation, should be referred to the Water Corporation for consideration and determination in accordance with the provisions of the Act.

Should you have any queries, please contact the Enquiries Officer Daniel Lawrence on 9420 3257.

A handwritten signature in black ink, appearing to be "D. Lawrence", written over a faint circular watermark.

Daniel Lawrence  
Land Servicing Consultant  
DEVELOPMENT SERVICES

### Native Vegetation

Before your design is accepted, you **must** provide us with a written statement which clearly states:

- You understand the requirements of the Environmental Protection Act with regard to the clearing of native vegetation, and that either:
- There will be no clearing of native vegetation required as a result of constructing the proposed works, or
- A Clearing Permit has been obtained from the Department of Environment (we require a copy of that permit).

The statement shall be on your letterhead and be signed by a qualified Engineer. (See Developers Manual for qualification requirement).

Should you have any queries, please contact the Enquiries Officer Daniel Lawrence on 9420 3257.

Daniel Lawrence  
Land Servicing Consultant  
DEVELOPMENT SERVICES

---

Your Ref: SME1607067  
 Our Ref: JT1 2016 07067 V01  
 Enquiries: Daniel Lawrence  
 Telephone: 9420 3257  
 email: Land.Servicing@watercorporation.com.au



01 August 2016

Cardno (Wa) Pty Ltd  
 PO BOX 447  
 WEST PERTH WA 6872

 11 Harvest Terrace West Perth WA 6005 T + 618 9273 3888 www.cardno.com F + 618 9486 8664	INITIAL	SIGN	DATE	
	CHECKED BY	S.H	[Signature]	17/8/16
	REVIEWED BY			
	APPROVED BY			

Attention: Steven Hecker

## WASTEWATER RETICULATION WORKS TO VARIOUS LOTS JURIE BAY PLAN: MJ80

Thank you for your plans and letter regarding the above project. Please find attached a Design Appraisal Checklist with comments and relevant numbers. These must be incorporated in your final submission.

Enclosed is a Customer Funded Works Agreement detailing the financial, land and works requirements of your proposal. Please complete this agreement and ensure it is signed by the Developer and returned to this office with your final submission.

To ensure you complete the agreement correctly refer to the following information.

### WORKS REQUIREMENTS

#### Design Submission

Five plans are to be sent to this office for acceptance prior to construction. Also a letter advising that all formalities have been successfully completed is required. Please note that formality letters are to be sent to the Local Authority, other service utilities (e.g. Telstra) and any affected landowners.

#### As-Constructed

You are reminded of the requirement to provide "As-Constructed" drawings acceptable to the Water Corporation on completion of construction. These will need to be provided in accordance with the Water Corporation's Design Standard (DS50) and Developers Manual.

**Acceptable "As-Constructed" Information should be received by the Water Corporation within eight (8) weeks of the Final Takeover Inspection.**

#### External Approvals

Thank you for supplying the appropriate documents to carry out Prerequisites to Works. Please find enclosed a letter authorising you to carry out Prerequisites to Works. This letter applies solely to this project.

Item	Supplier	Amount	Date paid
Insurance for works	Elders	\$ 270.00	30/08/2016
Insurance for works	Elders	\$ 780.05	30/08/2016
Gravel testing	Direct Contracting Pty Ltd	\$ 6,120.00	24/11/2016
Design and Survey - Claim 1	JDSi	\$ 13,840.00	15/09/2016
Initial route clearing with dozer	Direct Contracting Pty Ltd	\$ 750.00	14/09/2016
Initial route clearing with loader, grader & dozer	Direct Contracting Pty Ltd	\$ 6,696.00	14/09/2016
Design and Survey - Claim 2	JDSi	\$ 8,680.00	14/09/2016
Access Consultant Review	O'Brien & Harrop	\$ 4,320.00	14/10/2016
Design and Survey - Claim 3	JDSi	\$ 4,860.00	11/11/2016
Vehicle and driver hire for confirmation of extension alignment	Midcoast Hydraulic Services	\$ 660.00	16/12/2016
Civil Contract Claim 1	Jaxon	\$ 173,498.23	23/12/2016
Design and Survey - Claim 4	JDSi	\$ 5,115.00	23/12/2016
Reimbursement of Planning Consultant and Imagery Costs	Ardross Estates	\$ 2,458.84	11/01/2017
Design and Survey - Claim 5	JDSi	\$ 8,505.00	20/01/2017
Civil Contract Claim 2	Jaxon	\$ 567,256.17	1/02/2017
Civil Contract Claim 3	Jaxon	\$ 334,896.02	28/02/2017
Design and Survey - Claim 6	JDSi	\$ 5,785.00	2/03/2017
Design and Survey - Claim 7	JDSi	\$ 680.00	30/03/2017
Jute matting for batter stabilisation	StrataGreen	\$ 940.07	5/04/2017
Deposit for Information and Interpretive Signage	Publik	\$ 17,939.35	11/04/2017
Design and Survey - Claim 8	JDSi	\$ 1,360.00	30/04/2017
Civil Contract Claim 4	Jaxon	\$ 358,569.55	30/04/2017
Shelters, tables and seats	Exteria	\$ 86,656.00	3/05/2017
Legal advice reimbursement	Responsive Environs	\$ 3,306.76	10/05/2017
Design certification of shelters	Alpha Certified	\$ 150.00	11/05/2017
Collection of native seed	KMAC Environmental	\$ 7,160.00	14/05/2017
Jute matting for batter stabilisation	StrataGreen	\$ 1,252.10	15/05/2017
Placement of jute matting	KMAC Environmental	\$ 452.00	16/05/2017
Legal advice deposit	McLeods	\$ 1,363.64	17/05/2017
Deposit for distance markers	Publik	\$ 7,161.67	23/05/2017
Civil Contract Claim 5	Jaxon	\$ 21,214.75	23/05/2017
Bollards for Path	Bollard Shop	\$ 5,115.00	23/05/2017
Legal advice reimbursement	Responsive Environs	\$ 117.04	9/06/2017
Placement of jute matting	KMAC Environmental	\$ 636.00	25/05/2017
Warning signs	Jurien Signs	\$ 2,174.18	25/05/2017
Seeding of batters	KMAC Environmental	\$ 7,250.00	1/06/2017
Design and Survey - Claim 9	JDSi	\$ 4,430.00	1/06/2017
Design and Survey - Claim 10	JDSi	\$ 1,249.75	29/06/2017
Jute matting for batter stabilisation	StrataGreen	\$ 854.62	15/06/2017
Placement of native seed	KMAC Environmental	\$ 1,450.00	4/06/2017
Placement of jute matting	KMAC Environmental	\$ 540.00	4/06/2017
Deposited plan, mapping and lodgement at Landgate	Crossland & Hardy	\$ 3,563.50	20/07/2017
Design and Survey - Claim 11	JDSi	\$ 1,250.25	25/07/2017
Civil Contract Claim 6	Jaxon	\$ 79,013.16	25/06/2017
Erection of shelters and tables	SRY Carpentry & Roofing	\$ 16,090.91	25/07/2017
Audit of accounts	RSM	\$ 300.00	25/07/2017
Installation of bollards, fencing and bike rack	Allbush	\$ 11,920.00	1/08/2017
Final payment for Information and Interpretive Signage	Publik	\$ 17,939.35	2/08/2017
Signage design variation	Publik	\$ 380.00	2/08/2017
Progress payment for distance markers	Publik	\$ 4,284.81	2/08/2017
Linemarking	Retro	\$ 3,982.60	18/08/2017
Final payment for distance markers	Publik	\$ 1,446.48	14/09/2017
<b>Payments to date</b>		<b>\$ 1,816,683.85 + GST</b>	

Policy No 8.13

Adopted -

Amended -

## 8.13 HOLIDAY HOMES

### 1.0 INTRODUCTION

This policy provides direction and guidance on the appropriate location, scale and use of Single Houses, Grouped Dwellings or Multiple Dwellings for “Holiday Homes” and “Holiday Homes (Large)” in residential zoned areas of Cervantes and Jurien Bay in the Shire of Dandaragan as recommended by the Local Tourism Planning Strategy. This policy intends to help protect consumers, support the local tourism industry and avoid conflict between holiday users and permanent residents through the use of development approvals and registration.

### 2.0 OBJECTIVE

- 2.1 To recognise the increasing market demand for holiday accommodation and to provide operators and other stakeholders with clarity on the issues that the local government wishes to address.
- 2.2 To establish clear guidelines whereby holiday homes can be permitted and controlled in the central residential areas of Cervantes and Jurien Bay.
- 2.3 To encourage the development of holiday homes in areas of high tourist amenity and attraction and in proximity to relevant services.
- 2.4 To ensure that these types of uses do not comprise the amenity of residential areas or nearby residents.
- 2.5 To support the role of holiday homes as part of the tourism industry.
- 2.6 To encourage the provision of good quality, well managed holiday homes.

### 3.0 DEFINITIONS

“**Holiday Home**” means 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.

“**Holiday Home (Large)**” means premises conforming to the definition of “Holiday Home” with the exception that the premises provide short stay accommodation for more than 6 people but not more than 12 at any one time.

“**Grouped Dwelling**” means a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partially vertically above another, except where special conditions of landscape or topography dictate.

“**Multiple Dwelling**” means a dwelling in a group of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other but does not include a group dwelling.

“**Single House**” means a dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access to services and excludes dwellings on titles with areas held in common property.

#### 4.0 POLICY STATEMENT

- 4.1 This policy is applicable to all land zoned “residential” under the Shire’s Local Planning Scheme No. 7 within Cervantes and Jurien Bay.
- 4.2 This policy only applies to Holiday Homes that are made available for the booking of short stay rental purposes. This includes entire homes listed on peer to peer online organisations. Holiday Homes utilised for personal use are excluded from this policy.
- 4.3 Applicants wishing to utilise their dwelling for a Holiday Home will need to apply for Planning Approval in accordance with the Zoning Table of the Shire’s Local Planning Scheme No. 7.
- 4.4 Applications for planning approval for Holiday Homes will be advertised in accordance with the Shire’s Local Planning Scheme No. 7. Comments received during the advertisement process will be considered in the assessment of the application.
- 4.5 Planning approvals for Holiday Home or Holiday Home (Large) shall be limited to a maximum period of 12 months, after which the further renewal of the approval by the local government is required annually, including payment of a fee. **This is the responsibility of the applicant as the local government will not automatically re-issue approvals.**
- 4.6 The use of Grouped or Multiple Dwellings will generally not be supported for Holiday Home accommodation given the potential impacts on adjoining residents, unless all neighbouring landowners and Council are in agreement the impacts will be minimised.
- 4.7 Planning approval does not affect the existing and future use of the Holiday Home or Holiday Home (Large) as a Single House, Grouped Dwelling or Multiple Dwelling.
- 4.8 The annual renewal fee payable shall be the same as for the annual renewal of a home based business.
- 4.9 Properties that are approved as holiday homes will be identified as properties generating a business return and will be rated in accordance with the Shire’s rating policies and practices.
- 4.10 Both a Holiday Home and Holiday Home (Large) are to meet the health requirements of Part 8 – Lodging Houses of the Shire of Dandaragan’s Health Local Laws 2005 irrespective of number of people they may accommodate. The Shire’s Environmental Health Officer will conduct annual inspections of approved Holiday Homes in accordance with these requirements.

*Note: should there be any conflict between this Policy and the Shire of Dandaragan Local Planning Scheme No. 7; the Local Planning Scheme shall prevail.*

#### 5.0 CONDITIONS OF APPROVAL

- 5.1 All applications will be assessed and evaluated for suitability in accordance with this Policy, the Local Planning Scheme No.7, the Local Tourism Planning Strategy and any other legislation and policies reasonably related to the planning application.
- 5.2 The operation of the Holiday Home or Holiday Home (Large) does not result in adverse impacts on the amenity of neighbouring properties or the surrounding area.
- 5.3 The Shire should be notified of any changes to a Holiday Home or Holiday Home (Large) that may be deemed to affect the approval of the dwelling for such a use.
- 5.4 The total number of people to be accommodated in the proposal for a Holiday Home does not exceed 6 people.
- 5.5 The total number of people to be accommodated in the proposal for a Holiday Home (Large) exceeds 6 people, but does not exceed 12.
- 5.6 All car parking is to be contained on-site and no verge area should be used for car parking. A minimum of 2 car parking bays are required for a Holiday Home and a minimum of 3 car parking bays for a Holiday Home (Large).
- a) It is common for holiday makers to have a boat, trailer, caravan etc., therefore additional space should be allocated for such within the property boundary.
  - b) All vehicle access (including crossovers) and car parking areas are to be sealed and drained.
- 5.7 A Holiday Home management plan is required to be submitted as part of the planning application and prior to the commencement of business. In the case of an established business, the management plan should be submitted to local government within 12 months from the adoption of this Local Planning Policy.
- The management plan will include:
- a) the number of bedrooms proposed to be used at any time for short stay accommodation;
  - b) the maximum number of occupants to be accommodated at any time in the Holiday Home;
  - c) the name, address and contact details of a nominated 24 hour contactable local manager/caretaker within the vicinity of the property;
  - d) a Code of Conduct that outlines occupant rules;
  - e) a Complaints Management Procedure;
  - f) a Register of Tenants, made available to the Shire on request; and
  - g) details of cleaning and waste management.
- 5.8 A fire and emergency management plan is to be produced and presented to the Shire as an attachment to the application for planning approval.

- 5.9 Details on the subject residence's septic system shall be submitted as part of the application which is to be referred to the Shire's Environmental Health Officer as an upgrade to the septic system may be required.
- 5.10 The applicant shall supply any other information requested by the Shire that is reasonably related to the development application for a Holiday Home or Holiday Home (Large).
- 5.11 Approval for a Holiday Home or Holiday Home (Large) will run with the land (*Right in Rem*). Therefore if a subsequent purchaser buys the land, he or she is able to continue the use as stated in the approval and conditions imposed.
- 5.12 Annual renewal of approvals is granted under delegation to the Shire's Chief Executive Officer provided there have been no written complaints received during the 12 months period preceding the request for renewal, and there has been no change in the circumstances under which the previous approval was granted.

## **6.0 HOLIDAY HOMES REGISTER**

- 6.1 A register of approved Holiday Homes will be established and maintained by the Shire. The register will record basic details of the property including the contact details of the owner and/or manager/caretaker; property address; configuration (number of bedrooms, number of beds, bathrooms and car parking), renewal dates and fees and the attachment of the management plan and the fire and emergency management plan for the premises.
- 6.2 A person must not use a dwelling, or allow a dwelling to be used, as a Holiday Home or Holiday Home (Large)—
- a) unless planning approval has been granted under the Shire's Local Planning Scheme No. 7 to use the dwelling as a Holiday Home or Holiday Home (Large);
  - b) unless the dwelling is registered as a Holiday Home or Holiday Home (Large) under the subsequent register; and
  - c) other than in accordance with—
    - i. the conditions of the approval; and
    - ii. the provisions of this Local Planning Policy.
- 6.3 Registration does not affect the obligations of an owner or a manager, or any other person, to comply with a relevant law.
- 6.4 Schedule 1 of this Policy contains the Certificate of Registration to be issued to Holiday Home operators once all matters of planning approval and registration are finalised to the satisfaction of the Shire.

6.5 A list of all Holiday Homes and their manager's contact details is to be kept and made available to the public at the Turquoise Coast Visitor Centre for tourism purposes.

## **7.0 NON COMPLIANCE AND CANCELLATION**

7.1 Any breach of approval conditions or the management plan will be dealt with in accordance with the enforcement provisions of the Local Planning Scheme No. 7 and/or cancellation of a registration. A new application may be considered after a 12 month period.

- a) A breach of a planning approval may be brought to the attention of the Shire as a result of an inspection or report by Shire staff, police report or by a member of the public.

## **8.0 FURTHER INFORMATION**

8.1 If a Single House, Grouped Dwelling or Multiple Dwelling is brought to the attention of the Shire to be operating as a commercial Holiday Home, a notice may be served requesting inspection, conducted by the Shire's Manager of Building Services, to ensure building requirements are up to standard and abide by fire safety requirements. This notice served will also require a subsequent planning approval to be obtained.

8.2 It is recommended that landowners/managers seek independent legal advice on legislative requirements regarding the use and management of holiday homes. This would include, but is not limited to, checking the requirements of the *Equal Opportunity Act 1984* and the *Fair Trading Act 1987*.

8.3 As many residential public liability insurance policies exclude the use of premises for short term rentals, it is recommended that landowners/managers check this matter with their insurance providers.

# SCHEDULE 1: CERTIFICATE OF REGISTRATION

## CERTIFICATE OF REGISTRATION

*Shire of Dandaragan*  
LOCAL PLANNING POLICY 8.13: HOLIDAY HOMES  
**CERTIFICATE OF REGISTRATION**

Date...../...../.....

This certifies that the dwelling at .....  
(address of holiday home)

owned by .....  
(name/s of owner/s)

managed by..... and .....  
(name of manager) (name of acting manager)

is registered as a holiday home which may be used to accommodate occupants for hire or reward in accordance with—

- (a) the provisions of the *Local Planning Policy 8.13: Holiday Homes*;
- (b) any other relevant law; and
- (c) the conditions set out on the back of this certificate.

.....  
Signature of CEO/CEO's delegate.

*Notes:*

1. *An application for registration of a holiday home cannot be approved unless planning approval has been granted under the Shire of Dandaragan Local Planning Scheme No. 7 to use the dwelling as a holiday home or holiday home (large).*
2. *Registration of a holiday home does not affect the rights and obligations of an owner or occupier under the by-laws of a strata company, including any requirement to obtain approval, or to comply with any restrictions, in connection with the use of a dwelling as a holiday home.*

## CONDITIONS OF REGISTRATION

This registration is subject to the following conditions—

- 1.
- 2.
- 3.



5<sup>th</sup> January, 2018  
Mr. David Chidlow  
Executive Manager Development Services  
Shire of Dandaragan  
PO Bix 676  
Jurien Bay WA 6516

Dear Mr. Chidlow

**REQUEST FOR EXTENSION OF PLANNING APPROVAL – JOANNA PLAINS PEAKER PROJECT  
LOT 3907 BRAND HIGHWAY CATABY**

We refer to our application of August 2011 and the Shire's approval letter of 2 December 2011 granting planning approval to Carpenter Beef Pty Ltd ("the Company") for the development of the Joanna Plains Peaker Project. Extensions for the project were granted on 7<sup>th</sup> October, 2013 and 21 December, 2015 which expired on 18<sup>th</sup> December, 2017.

We are writing again to seek a further extension of the Planning Approval in accordance with Clause 10.5.2 of Local Planning Scheme No. 7. While we note that the Shire's letter of 21 December, 2015 advised that a further extension of the Planning Approval would not be supported, we believe the project remains a viable and the continued support of the Shire in the form of extending the Planning Approval will assist with the Company's ambition to see the project through to completion.

In support of our application we advise:

1. The Company changed ownership in 2015. The financial arrangements for the change of ownership required the Company's new owner to raise additional capital. This was not completed until 2017 and in the interim strained the financial resources of the Group. It also involved the Company in protracted legal disputes on the contract terms. All this has been resolved and the new investors who became involved in 2017 have indicated their support to the long term development of the Joanna Plains property including completion of the abattoir under construction and other agricultural activities. In addition the new investors are keen to progress renewable energy projects supported by the Gas Peaker Project.
2. The Company is not aware of any changes in land ownership in the vicinity of the project's location. Land immediately surrounding the project location is either owned by the Company or Iluka Resources Limited for mineral sands mining projects or Crown Land on which Tronox operates mineral sand mines.
3. We retained Dan Cannon of Power Assist Consulting who reviewed government legislation and regulation impacting the project development and advised there have been no changes in the past two years which would affect the project. He did note *"that the State Government recently announced its intention for carry out electricity sector reforms to allow improved access to Western Power's network and improve Reserve Capacity pricing signals. The timeframe for these changes are not yet established but a final recommendation for the detailed design and implementation of these*

*changes is due to be published by the Department of Treasury, Public Utilities Office in September 2018. These changes are expected to have a positive impact for the prospects of the Joanna Plains Peaker Project proceeding."*

4. We also asked Dan Cannon to review when construction could commence and his report concluded *"Provided that development work for the project continues it is our opinion that the earliest time that construction activities could commence would be in late 2019. It must be understood, however, that continuing support for the project from the Shire of Dandaragan through the Development Approval remaining on foot will be important, and in the case of the AEMO, essential for the project to progress."*

We enclose the following attachments:

1. Application for Planning Approval.
2. Report from Power Assist Consulting on W.A. Legislation and commencement of construction of Joanna Plains Peaker Project.

Please advise the fees payable.

If you require any further information, please contact Ivan Chan on 08 9296 3325 or by email to [ivan.chan@carpenterbeef.com.au](mailto:ivan.chan@carpenterbeef.com.au)

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Ivan Chan', with a long horizontal stroke extending to the right.

Ivan Chan  
Carpenter Beef Pty Ltd

5 January 2018

Ivan Chan  
Carpenter Beef Pty Ltd  
Suite 1, 24 Leake Street  
Essendon, Victoria 3040

Dear Ivan

### **Status of Joanna Plains Peaker Project**

Thank you for your instructions requesting a review of the status of your Joanna Plains Peaker Project, and in particular to address the questions of the Shire of Dandaragan concerning any changes in legislation that might have affected the project, and the broader question of when the project is likely to commence construction. As part of my considerations I have also reviewed the details put forward in the application for Development Approval made back in 2011.

As we understand it Carpenter Beef continues to support and back the development of the project that involves building, owning and operating a 106MW peaking power station on Carpenter Beef's land, situated within the Shire of Dandaragan. The purpose of the project is to supply electricity to the electricity grid during times of peak demand. The project is also intended to offer fast and effective response to changes in supply from renewable wind generation operating in the region.

#### Legislation concerning electricity supply in Western Australia:

There has not been any change in legislation in the last two years that would alter the prospect of your project going ahead but there has been changes in legislation that have altered the timetable for certification of reserve capacity and allocation of capacity credits to power stations. These changes are explained further on below.

The key areas of legislation that will need to be complied with in order for the project to proceed are:

- *Environmental Approval*, which is dealt with by the Department of Water and Environmental Protection that administers the Works Approval process (required to construct) and Licencing of power stations (required to operate);

- *Network Access*, which is managed by Western Power in accordance with the Network Access Code 2004;
- *Market Registrations* and *Certification of Capacity*, which is managed by Australian Energy Market Operator (“AEMO”) in accordance with the Wholesale Electricity Market Rules, and through which the power station and its owner would need to be registered, and the capacity of the power station will need to be certified; and
- *Licensing of Generators*, which is administered by the Economic Regulation Authority, and which is a safeguard provided under law to ensure that parties operating in the various functions of electricity supply are competent.

Under the Environmental Protection Act 1986 the proposed power station will be a prescribed premises. The Act requires a Works Approval to be obtained before constructing a prescribed industrial premises, and makes it an offence to cause an emission or discharge unless a licence or registration is held for the premises and requires a Works Approval to be granted before construction can commence. Assuming that the approval is dealt with under Part V of the Act, which is likely, this process generally takes six to nine months. Works Approvals typically remain valid for a period of three years.

The Electricity Industry Act 2004 is the primary legislation concerning electricity supply in Western Australia and sets out, amongst other things, the requirements for licencing of industry participants (as opposed to licencing of prescribed premises), establishing rights of access to network infrastructure, and the establishment of the Wholesale Electricity Market. The Wholesale Electricity Market in Western Australia applies only to the South West Interconnected System (“SWIS”) and commenced in September 2006.

In order to participate in the Wholesale Electricity Market participants must register with the market operator in the appropriate participant category. In the case of the Joanna Plains Peaker Project, the owner will need to register as a ‘Market Generator’ if it has not already done so, and the facility will also need to be registered and allocated certified reserve capacity and capacity credits based on the facility's technical capability. Reserve capacity is administered on an annual basis for a twelve month period two years in advance, in order to allow for construction of new generating capacity. The timetable for the 2017 Reserve Capacity Cycle (Reserve Capacity for the period between 1 October 2019 and 1 October 2020) has been deferred but will complete in March 2018. Applications for Reserve Capacity for 2019/20 closed on 29 December 2017. The earliest that the Joanna Plains Peaker Project would be able to apply for Certification of Reserve Capacity would be for the period 1 October 2020 to 1 October 2021 through the 2018 Reserve Capacity Cycle but advancing development of the project to an advanced stage will be a challenge to this. The timetable for the 2018 Reserve Capacity Cycle has not yet been published.

The project will also require a connection to the SWIS, which is owned and operated by Western Power. As mentioned above rights of access to Western Power’s network are established under the Electricity Industry Act 2004 but the

process for obtaining access to the network or SWIS is dealt with under the Network Access Code 2004. Applications for connection and access to the SWIS are dealt with on an individual project basis but Western Power is required to deal with applications for connection within specified time periods depending on the complexity of the connection, and whether there are other applications competing for network capacity.

Commencement of Construction of the Joanna Plains Peaker Project:

It is our understanding that Carpenter Beef is in discussions with an eastern states company with significant interests in power generation assets in Queensland concerning their involvement in the Joanna Plains Peaker Project. It is our opinion that those discussions and the negotiations of key commercial agreements for the project should conclude or at least reach an advanced stage before the project commences the process of applying for certification of reserve capacity. This is simply because this process demands an advanced stage of project development to ensure certainty of rights to construct the project, and certainty of the ability of the project to deliver electrical capacity to market from the committed date.

It is our experience that successful development of power projects in Western Australia usually progress through key stage gates, some of which have interdependencies. A typical list of key project activities with approximate timelines for each activity, and the current status of the Joanna Plains Peaker Project are shown below:

#	Activity Description	Timeline	Status of JPPP
1	Business case development and in-principle commercial agreements	3-6 months	Achieved
2	Establish land rights and approvals from local Shire	3-6 months	Achieved
3	Application for network connection	6-12 months	Not Started
4	Application for Works Approval	6-9 month	Not Started
5	Finalisation of all commercial agreements	2-3 months	Not Started
6	Final investment decision (conditional on successful market applications)	1 month	Not Started
7	Application for certification of Reserve Capacity	6 months	Not Started
8	Project construction	18 months	Not Started
9	Commercial operation	15-25 years	Not Started

It is our opinion, based on the current status of the Joanna Plains Peaker Project, that all activities numbered 1 to 6 will need to be achieved prior to applying to the AEMO for certification of reserve capacity for the power station. Completion of these activities would not be expected to be done until at least the end of 2018, which would then allow for the Joanna Plains Peaker Project to participate

in the 2019 Reserve Capacity Cycle. If the normal timelines for certifying Reserve Capacity in this cycle are achieved by the AEMO then certification of reserve capacity for this cycle will occur in July 2019.

It should be noted also that the State Government recently announced its intention for carry out electricity sector reforms to allow improved access to Western Power's network and improve Reserve Capacity pricing signals. The timeframe for these changes are not yet established but a final recommendation for the detailed design and implementation of these changes is due to be published by the Department of Treasury, Public Utilities Office in September 2018. These changes are expected to have a positive impact for the prospects of the Joanna Plains Peaker Project proceeding.

Provided that development work for the project continues it is our opinion that the earliest time that construction activities could commence would be in late 2019. It must be understood, however, that continuing support for the project from the Shire of Dandaragan through the Development Approval remaining on foot will be important, and in the case of the AEMO, essential for the project to progress.

Should you have any questions concerning our considerations please do not hesitate to contact the undersigned.

Yours truly,

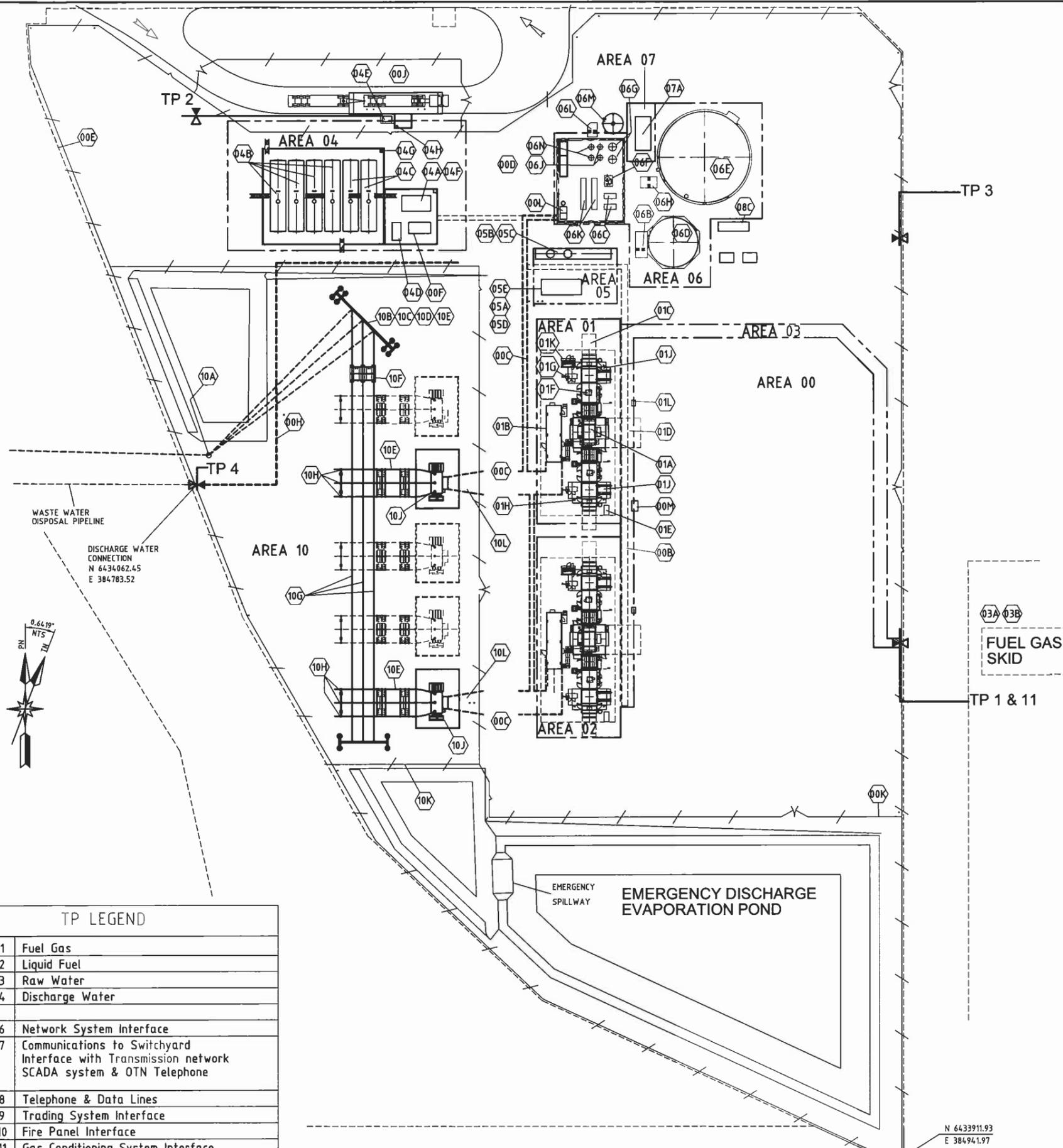
A handwritten signature in black ink, appearing to read 'D Cannon', written in a cursive style.

**Dan Cannon**  
Managing Director



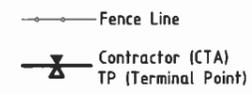


PLANT AREA



- 00 - BALANCE OF PLANT**
  - 00A AUXILIARY TRANSFORMER WITH SUN SHADE
  - 00B PIPE WAYS
  - 00C CABLE WAY
  - 00D ROAD
  - 00E PLANT BOUNDARY FENCE
  - 00F EMERGENCY GENERATOR WITH SUN SHADE
  - 00G PARKING AREA
  - 00H WASTE WATER LINE
  - 00J LOADING AREA
  - 00K POND FENCE
  - 00L COMPRESSED AIR SKID 00-X-1801
  - 00M TURBINE AIR RECEIVER SKID 00-X-1802
- 01 - GT 1**
  - 01A PRATT & WHITNEY FT8-3 SWIFTPAC 01-GTG-100
  - 01B PRATT & WHITNEY CONTROL HOUSE
  - 01C TURBINE REMOVAL AREA
  - 01D GENERATOR REMOVAL AREA
  - 01E HYDRAULIC START PAC 01-HY-100
  - 01F ENGINE HEATER
  - 01G WATER INJECTION SKID 01-M-100A/B
  - 01H INLET FILTER HOUSE
  - 01J GAS FUEL / LIQUID FUEL METER/FILTER SKIDS
  - 01K INLET FOGGING SKID
  - 01L DEMIN WATER DUPLEX FILTER SKID 01-F-101
- 02 - GT 2**  
AS PER GT 1 EXCEPT REPLACE 01 WITH 02
- 03 - FUEL GAS SYSTEM**
  - 03A GAS METERING SKID (BY OTHERS)
  - 03B ESD VALVE (BY OTHERS)
- 04 - LIQUID FUEL SYSTEM**
  - 04A LIQUID FUEL TREATMENT SKID 04-X-1402
  - 04B RAW LIQUID FUEL TANKS 04-T-1401,2,3,4
  - 04C CLEAN LIQUID FUEL TANKS 04-T-1405,6
  - 04D LIQUID FUEL FORWARDING SKID 04-X-1403
  - 04E OFFLOADING STATION SKID 04-X-1400
  - 04F LIQUID FUEL TRANSFER PUMPS 04-P-1402A/B
  - 04G LIQUID FUEL SUMP PUMP 04-P-1404
  - 04H OFFLOADING STATION SUMP PUMP 04-P-1405
- 05 - WASTE WATER OIL STORAGE**
  - 05A WASTE OIL PUMP
  - 05B WASTE WATER PUMP 1 05-P-1703
  - 05C WASTE WATER TANK 05-T-1702
  - 05D WASTE OIL STORAGE TANK 05-T-1701
  - 05E OIL / WATER SEPARATOR PACKAGE 05-X-1701
  - 05F WASTE WATER PUMP 2 05-P-1704
- 06 - WATER TREATMENT PLANT**
  - 06A MECHANICAL BUILDING
  - 06B DEMINERALISED WATER PUMPS 06-P-1503A/B
  - 06C ELECTRONIC DE-IONIZER (EDI) SKID 06-X-1503A/B
  - 06D DEMIN STORAGE TANK 06-T-1503
  - 06E RAW WATER/FIRE WATER TANK 06-T-1501
  - 06F CLEAN IN PLACE (CIP) SYSTEM SKID 06-X-1505
  - 06G MULTIMEDIA FILTERS 06-F-1501A/B
  - 06H MMF FEED / BACKWASH PUMPS 06-P-1501A/B
  - 06J WATER SOFTENER UNITS 06-X-1501A/B
  - 06K REVERSE OSMOSIS (RO) UNITS 06-X-1502A/B
  - 06L RO LP PUMPS 06-P-1502A/B
  - 06M RO BREAK TANK 06-T-1502
  - 06N BRINE UNITS 06-X-1504A/B
- 07 - FIRE SUPPRESSION PACKAGE**
  - 07A FIRE SUPPRESSION SYSTEM
- 09 - ICMS CONTROL SYSTEM**
- 10 - HV SWITCHYARD**
  - 10A W.P.C. TRANSMISSION POLE
  - 10B DEAD END TOWER
  - 10C STRAIN INSULATORS
  - 10D LIGHTNING ARRESTOR
  - 10E DISCONNECT SWITCH
  - 10F SF6 BREAKER (1200 A, 145V)
  - 10G STRING BUS 132kV
  - 10H LOW BUS
  - 10J GSU TRANSFORMER
  - 10K SUBSTATION FENCE
  - 10L CABLE BOX

TP LEGEND	
TP 1	Fuel Gas
TP 2	Liquid Fuel
TP 3	Raw Water
TP 4	Discharge Water
TP 6	Network System Interface
TP 7	Communications to Switchyard Interface with Transmission network SCADA system & OTN Telephone
TP 8	Telephone & Data Lines
TP 9	Trading System Interface
TP 10	Fire Panel Interface
TP 11	Gas Conditioning System Interface



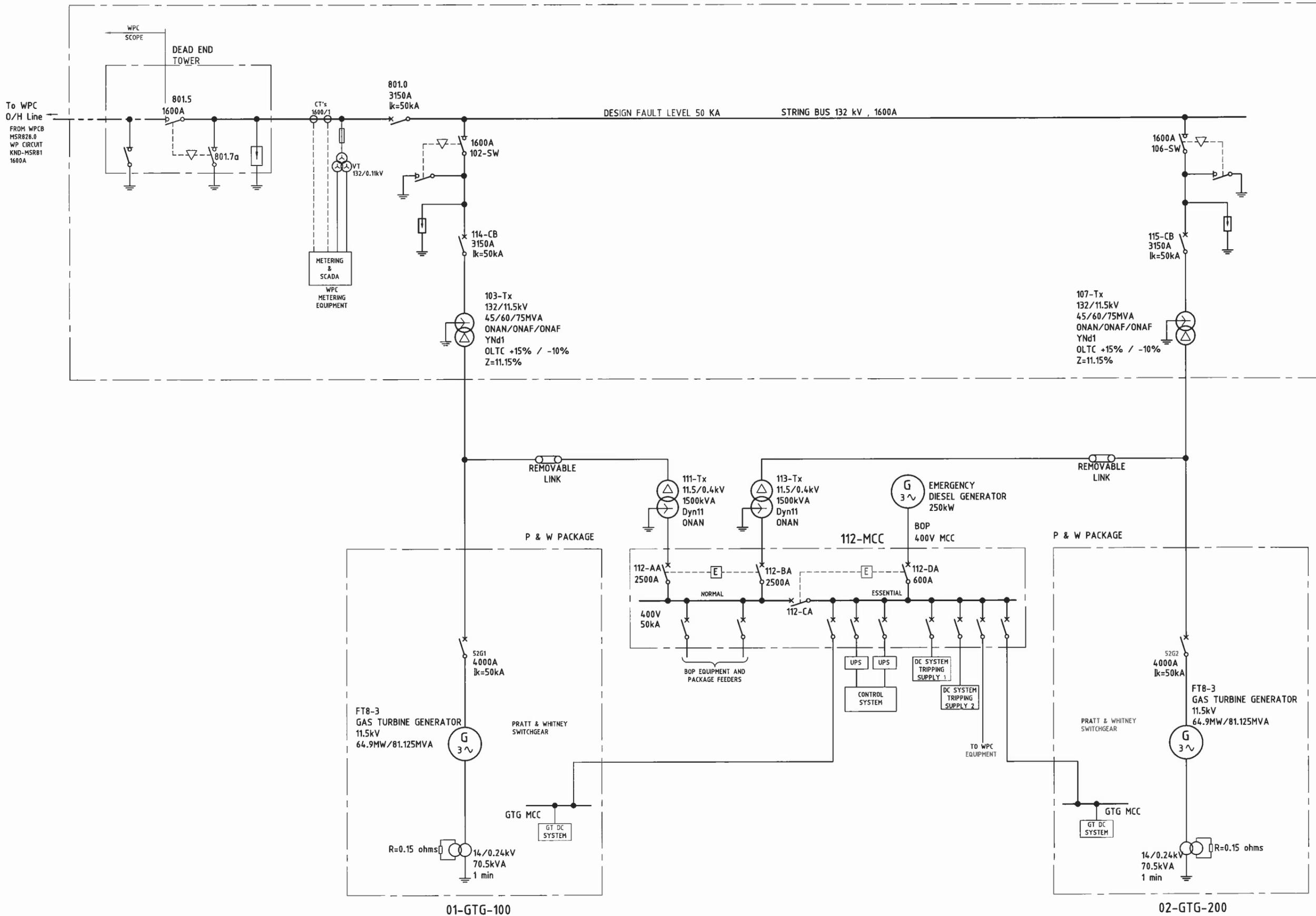
No	REF. DRG. No.	TITLE	REV	BY	DATE	DESCRIPTION	ENG	CHK'D	APP'D



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DRAWN	
CHK'D.	
ENG. CHK'D.	
APP'D.	

TITLE GRIFFEN ENERGY JOANNA PLAINS SITE PLAN	
SCALE 1:500	
A1	
DRG. No. MECH-001	
REV.	



No	REF. DRG. No.	TITLE	REV	BY	DATE	DESCRIPTION	CHK'D	APP'D



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 email proteus@proteuseng.com.au

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BY	DATE
DRAWN	
CHK'D.	
DES'N.	
CHK'D.	
APP'D.	

TITLE			
GRIFFEN ENERGY JOANNA PLAINS MAIN HV SINGLE LINE DIAGRAM			
SCALE	DRG. No.	REV.	
NTS	A1	SLD-001	



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

11<sup>th</sup> January 2018

Chief Executive Officer  
Shire of Dandaragan  
JURIEN BAY

Dear Sir,

**STATE SAND GREEN CHAMPIONSHIPS**

Jurien Bay Country Golf Club has been awarded the prestigious State Sand Green Championships, to be held at our Club from 9<sup>th</sup> – 12<sup>th</sup> August 2018. This championship is a Golf WA sanctioned event with approximately 200 players on each of the four days. In addition to the players there will be a number of supporters that will give a boost to the town during the tourist off-season.

Our Club is seeking approval from the Shire to erect signs for a period of 6 months at the northern and southern ends of Jurien Bay to inform the public of this event and to encourage even greater participation. The signs, as per the attachment, are approximately 1.5m x 1.0m and would advertise the event and promote the town. They are the same signs used at Brookton for the 2017 event and are yet to be printed with our details. Your timely approval would be greatly appreciated.

We also understand the Shire has two 3.0 x 3.0m and one 6.0 x 3.0m gazebos/tents that could possibly be made available for our Club to use as shelters on the course for delivery of food and drink to players and officials for the duration of the event. Should the Shire agree to the Club's use of these items, then we would be pleased to acknowledge your support in our promotional material.

Should you have any queries, please don't hesitate to contact Suzanne Troup of our Sand Green Committee on 0499 599410.

We look forward to working with the Shire to ensure this event is a success for both our Club and Jurien Bay.

Yours sincerely,

A handwritten signature in blue ink that reads "Gillian McPherson". The signature is cursive and fluid.

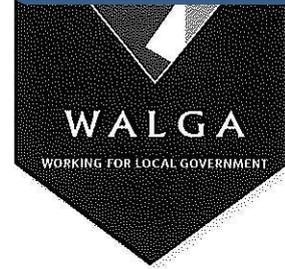
Gillian McPherson  
Secretary

Jurien Bay Country Golf Club[Inc]

Email: [jurienbaygolf@bigpond.com](mailto:jurienbaygolf@bigpond.com)  
ABN 30 073 829 672



SHIRE OF DANDARAGAN	070
DATE RECEIVED	
5 - DEC 2017	
DOC ID: .....	
Acknowledge	Yes / No



1 December 2017

Our Ref: 06-06-01-0001 GC

Mr Anthony Nottle  
Chief Executive Officer  
Shire of Dandaragan  
PO Box 392  
**JURIEN BAY WA 6516**

Dear Mr Nottle,

### **CONSULTATION WITH MEMBERS – THIRD PARTY APPEAL RIGHTS IN PLANNING**

Please find attached the Western Australian Local Government Association's (WALGA) report on the outcomes of consultation with members on Third Party Appeal Rights in Planning.

In December 2016, WALGA State Council resolved to undertake research on third party appeals around Australia and further consult with members regarding its current policy position. The Association prepared a discussion paper which provided background on the development of WALGA's position and a review of the arguments both for and against third party appeals which was then circulated to the Local Government sector for comment and feedback.

Feedback was presented to State Council at its 8 September 2017 meeting, where it was resolved that (92.9/2017) -

1. *State Council notes that there is increased support for the introduction of some form of Third Party Appeal rights.*
2. *WALGA undertakes further consultation with members on Third Party Appeal Rights, including Elected Member workshops, discuss the various concerns and suggestions raised in response to the discussion paper, the form and scope of any such appeal right should include the appropriate jurisdiction including JDAPS, SAT and WAPC to determine a preferred model.*
3. *The findings to be distributed for comment and the Item then be reconsidered by State Council.*
4. *WALGA continue to advocate that an independent review of decision making within the WA planning system is required, including the roles and responsibilities of State and Local Government and other decision making agencies, Development Assessment Panels and the State Administrative Tribunal appeal process.*

The submissions received on the discussion paper were collated into four options which broadly capture the range of responses in support of Third Party Appeals (see accompanying report for the complete list of options). Two workshops were held on 1 November 2017, and a webinar held on 9 November 2017 to review these options with members and determine a preferred model for any proposed rights. The workshops had 40 attendees (35 officers and 5 Elected members), representing 25 local governments. The attached report discusses the outcomes of this consultation process.

The purpose of the consultation was to determine members' preferred model for any proposed appeal rights. Based on the outcomes of the workshops, the Association is requesting that members consider the following as the preferred model for Third Party Appeal Rights in Planning in Western Australia:

***Support the introduction of Third Party Appeal Rights for decisions made by Development Assessment Panels***

Members are requested to advise their support or otherwise of this model of Third Party Appeal Rights by Council Resolution, to be returned to the Association no later than **15 March 2018**.

Upon receipt of the resolutions, a report will be presented to State Council for further consideration.

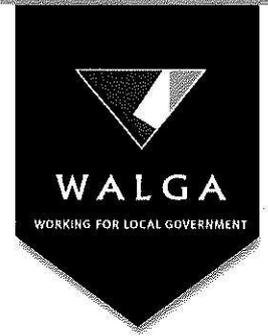
Council resolutions can be sent to the Planning and Development Team via email at [planning@walga.asn.au](mailto:planning@walga.asn.au) or by mail to WALGA directly at PO Box 1544, West Perth WA 6872, Attention Planning and Development Team.

Any questions or comments can be sent to the above email or call on 9213 2000 to discussion with a member of the Team.

Yours sincerely



**Ricky Burges**  
**Chief Executive Officer**



# Outcomes of Consultation

## **Third Party Appeal Rights in Planning**

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## 1.0 In Brief

At its September 2017 meeting, State Council noted that there is increased support for the introduction of some form of Third Party Appeal Rights in Planning in Western Australia. State Council requested that:

1. Further consultation with members be undertaken on the various concerns and suggestions which were raised in response to WALGA's *Third Party Appeal Rights in Planning Discussion Paper* ([link](#)); and
2. A review of the various forms of third party appeal rights which were proposed by members to develop a preferred model.

Two workshops were held on 1 November 2017, and a webinar held on 9 November 2017. This paper will discuss the outcomes of the consultation.

## 2.0 Background

In December 2016, WALGA State Council resolved to undertake research on third party appeals around Australia and further consult with members regarding the current policy position. The Association prepared a discussion paper which provided background on the development of WALGA's current policy position and a review of the arguments both for and against third party appeals which was circulated to the Local Government sector for comment and feedback.

The feedback received from members was presented to State Council at its 8 September 2017 meeting, where it was resolved that (92.9/2017) -

1. *State Council notes that there is increased support for the introduction of some form of Third Party Appeal rights.*
2. *WALGA undertakes further consultation with members on Third Party Appeal Rights, including Elected Member workshops, discuss the various concerns and suggestions raised in response to the discussion paper, the form and scope of any such appeal right should include the appropriate jurisdiction including JDAPS, SAT and WAPC to determine a preferred model.*
3. *The findings to be distributed for comment and the Item then be reconsidered by State Council.*
4. *WALGA continue to advocate that an independent review of decision making within the WA planning system is required, including the roles and responsibilities of State and Local Government and other decision making agencies, Development Assessment Panels and the State Administrative Tribunal appeal process.*

## 3.0 Consultation

The submissions received on the discussion paper were closely divided between support for some form of Third Party Appeals and opposition to their introduction. Further, amongst the submissions in favour of Third Party Appeals, the level of support varied from limiting its application to specific circumstances, such as DAP decisions, to broad appeal rights similar to the Victorian system. The range of options and ideas presented were incredibly varied, and there was no clear consensus on the form and/or scope any such rights should take.

This feedback was collated into four options which broadly capture the range of responses in support of Third Party Appeals. These four options were then used to guide workshop discussions. The options discussed, from narrowest to most broad, are as follows:

- 1. Support the introduction of Third Party Appeal Rights for decisions made by Development Assessment Panels:** Under this system, third party appeals would be broadly similar to the New South Wales system ([link](#)) whereby appeal rights are limited to uses such as major developments where the development is high impact and possibly of state significance. This would include the ability to appeal amendments to an existing approval.
- 2. Support the introduction of Third Party Appeal Rights for decisions where discretion has been exercised under the R-Codes, Local Planning Policies and Local Planning Schemes:** Under this system, third party appeals would be broadly similar to the Tasmanian system ([link](#)) whereby third party appeals are limited to development applications where discretion has been exercised. This would include the ability to appeal an amendment to an existing approval.
- 3. Support the introduction of Third Party Appeal Right against development approvals:** Including all development application approvals made by Local Governments, JDAPs and the Perth DAP, MRA or WAPC. This would include appeal rights for affected neighbours and community groups for applications and the ability to appeal amendments to an existing approval.
- 4. Support the introduction of Third Party Appeal Rights against development approvals and/or the conditions or absence of conditions of an approval:** Under this system, third party appeals would be broadly similar to the Victorian system ([link](#)) whereby the provision of third party appeal rights cover most development applications and the use of, or lack of, any conditions being imposed. This would include the ability to appeal an amendment to an existing approval.
- 5. Other** – as a range of options were provided by members, any alternate versions to the above, or combination of the above could be proposed, including maintaining WALGA's current policy position of not supporting Third Party Appeal Rights.

It should be noted that any form of Third Party Appeals which could be introduced into the Western Australian planning system would need to include criteria that:

- Ensures that appeals are only made on valid planning grounds and are not made for commercial or vexatious reasons.
- Limits Third Party Appeals Rights to those parties which previously made a submission on that development application during the advertising period.
- Require a short window in which to appeal (for example 14 days).

The exact details of such criteria would need to be established before any system of Third Party Appeals in Planning is implemented, however the focus of the workshops was to discuss the possible scope and form any such appeal rights should take in order to determine a preferred model.



The workshops followed a 'market place' format, whereby each of the options had its own table and facilitator to guide discussion. Workshop participants circulated between tables so that they could discuss the strengths and weaknesses of each option. There was also an opportunity for participants to provide a 'fifth option' if they had a preferred model which was not captured by the four options provided. Webinar participants were presented and provided an opportunity to discuss each option, and were given the opportunity to present their own preferred models.

During the workshops, there was a general consensus on the benefits that the introduction of Third Party Appeal Rights would provide. These included:

- Greater accountability of decision-makers, including Local Government, Development Assessment Panels and the State;
- Greater transparency in the planning decision-making process;
- Improved consultation by applicants;
- Increased community confidence in the planning system and planning decisions; and
- More equity between applicants and appellants.

There was also general agreement on areas of concern should some form of Third Party Appeals be introduced. These included:

- Increased costs, in terms of both staff resources and financial requirements;
- More time required for a development to receive a planning approval in order to allow for third party appeals;
- Introduction of Third Party Appeal Rights would be counter to current efforts to streamline the planning process;
- Introduction of Third Party Appeal Rights would create uncertainty for the development industry;
- Removal of decision making power from Local Government;
- Raises community expectations which may not be met in practice;
- Creates an adversarial/litigious environment around planning decisions; and
- Introduction of Third Party Appeals does not address most of the underlying concerns regarding the current planning system.

It was also clear from the discussions that any system of Third Party Appeals would need to be carefully constructed and provide clear guidance on several issues, including:

- When and how a third party can lodge an appeal, and the types of appeals that would be supported;
- Ensuring appeals are only lodged for proper planning grounds, and not for vexatious or competitive purposes;
- Whether 'deemed-to-comply' decisions would be appealable; and
- Would third party appellants be provided some form of 'legal aid' to assist in lodging appeals, to keep the process from being cost prohibitive?

A complete list of comments for each option, as well as possible modifications and suggested 'Fifth Options' is included in **Attachment 1**.

After reviewing all of the options and discussing the advantages and disadvantages of each, participants were asked to vote for their preferred model. Voting was via secret ballot for workshop attendees and via confidential messaging for webinar participants. Participants were also asked to indicate whether they were Elected Members or Officers, so that the results could be captured separately.

### 3.1 Voting and Preferred Model

In total, 30 votes were cast by participants, 27 by officers and three by Elected Members.

A breakdown of the votes are as follows:

- **Option 1** = 9 votes
- **Option 2** = 6 votes
- **Option 3** = 3 votes (includes 2 Elected Member votes)
- **Option 4** = 1 vote (includes 1 Elected Member vote)
- **Option 5** = 11 votes

It must be noted that although Option 5 received the most votes, this option allowed members to provide their own Third Party Appeal Rights model. Subsequently, of the 11 votes for Option 5, six of these votes were in support of no Third Party Appeal Rights of any kind, while the remaining five votes were each for differing versions of Third Party Appeal rights which those participants supported.

As such, the option which received the greatest level of clear support was Option 1 in support of the introduction of Third Party Appeal Rights for decisions made by Development Assessment Panels. A summary of the most common remarks, both for and against, is provided below (for a complete list see Attachment 1).

#### Option 1: Third Party Appeal Rights for decisions made by Development Assessment Panels

For	Against
Local Government would be able to appeal a DAP decision and defend the merits of their policies and enforceability of their conditions.	Will still require increased staff and resources.
Addresses community concerns that decisions are being made 'removed' from the local community, leading to improved community confidence in the system.	Possibility that the minister could remove Elected Members from DAPs if Local Government can appeal anyway. Possible conflict of interest for Elected Member panellists.
More transparent process with more accountable DAP members, in both decision making and condition setting.	Elected Members may be pressured to initiate an appeal, rather than the community initiating an appeal.
Could allow for appeal on conditions that may have been removed from a RAR.	Reduces certainty in the decision making process.
A good first stage approach for the introduction of Third Party Appeal Rights - could be expanded later.	Possibility for more than one person to want to appeal - how to manage multiple appeals/appellants, and determine degree of impact?
Limits appeal rights to larger, more complex applications and would filter out 'smaller' impact applications which could potentially overburden system.	Only applies to DAP determinations, does not include applications for \$2-\$10 million that are determined by Council. If applicant does not opt in to DAPs then they avoid Third Party Appeal Rights.

May rarely be used in rural areas, is almost the status quo.	Could undermine the reason for DAPs being set up originally.
Likely that more applications will be decided by Council.	Adds another layer to an already complex system.

As can be seen, Option 1 generated strong arguments both for and against the introduction of Third Party Appeal Rights, even in limited scope.

#### 4.0 Feedback Sought and Next Steps

As noted, the purpose of the consultation was not to develop the full details and criteria by which any system of Third Party Appeal Rights in Planning would operate, but to determine a preferred model for any proposed rights.

As such, the Association is requesting that members consider the following as the preferred model for Third Party Appeal Rights in Planning in Western Australia:

***Support the introduction of Third Party Appeal Rights for decisions made by Development Assessment Panels***

Members are requested to advise their support or otherwise of this model of Third Party Appeal Rights by Council Resolution, to be returned to the Association no later than **15 March 2018**.

Upon receipt of the resolutions, the outcome will be reported back to State Council.

Council resolutions can be sent to the Planning and Development Team via email at [planning@walga.asn.au](mailto:planning@walga.asn.au) or by mail to WALGA directly at PO Box 1544, West Perth WA 6872, Attention Planning and Development Team.

Any questions or comments can be sent to the above email or call on 9213 2000 to discussion with a member of the Team.



## 5.0 Attachment 1: Third Party Appeals Workshops and Webinar collected comments

Workshops attendance: 40 Attendees, 35 Local Government Officers, and 5 Elected Members, from 25 Local Government areas including:

- City of Stirling
- City of Wanneroo
- City of Vincent
- City of Subiaco
- City of Fremantle
- City of Kalamunda
- City of Cockburn
- City of Belmont
- City of Bayswater
- City of South Perth
- City of Rockingham
- City of Mandurah
- City of Joondalup
- Town of Mosman Park
- Town of Cambridge
- Town of East Fremantle
- Town of Cottesloe
- Shire Wyndham East Kimberley
- Shire of Wongan
- Shire of Beverley
- Shire of Toodyay
- Shire of Serpentine Jarrahdale
- Shire of Peppermint Grove
- Shire of Albany
- Shire of Kalgoorlie-Boulder

### Option 1 Comments

#### Pros

- Local Government would be able to appeal a JDAP decision + can defend the merits of their policies created (developed under construction) - and enforceability of the conditions.
- Could address community concerns that decisions are made 'removed' from the local community – more influence in the process.
- Confidence in the decision making process - reinstate community confidence in the decision making process - different at each Local Government depending on the make-up/location.
- More transparent process + more accountable JDAP members, in decision making + condition setting.
- Community members can appeal decisions.
- Form 2's included in the process - ability to appeal the amendment + the conditions setting.
- More applications will come back to council.
- Legal nexus between Local Government /State policies + decision making -> TPAR would give this.
- Spread the costs between the applicants/developers/appellants/third parties.
- Could appeal on conditions that may have been removed from a RAR - (i.e. cash-in-lieu conditions removed from RAR).
- Submissions of more compliant applications /outcomes of better developments -> possible costs and time savings for developers.
- 1st stage approach for TPAR - could be expanded later.
- Community satisfaction that JDAPs' can be appealable - feeling of loss of inclusion in the process.
- Community can appeal to JDAP to enable better transparency of decisions.



- Local Government can appeal a decision (particularly when RAR is overturned + conditions).
- JDAPs - can appeal any decisions that don't align with strategic vision.
- Being limited to those complex applications/complicated issues.
- Justify the argument against the development before an appeal can be lodged - direct impact needs to be shown.
- Direct impact needs to be shown.
- Good balance.
- Appellants would have to pay for their own costs.
- Takes out the decisions that are political.
- Applications could then just go to council in the \$2-\$10 range.
- Would filter out 'smaller' impact applications which could potentially overburden system.
- May be rarely used in rural areas - almost status quo – (is it even worth having?).
- Not supportive of Third Party Appeal Rights - BUT would reluctantly support this option.

### Cons

- Only DAPs - not includes \$2-10 for council determinations.
- Political only fix.
- Form 2 process back into Local Government now - so decision could then be appealed? Even if Local Government originally didn't like it. Quantitative measure for whether it is then appealable.
- Resource hungry for all involved - particularly for Local Governments.
- Not all JDAP members would be brought to SAT - only Chair.
- If Local Government supports - but the item is appealed - Local Government would be dragged in.
- Lack of certainty in the decision making process.
- Possibility for more people to be attending an appeal - how to manage? Does it become a numbers game?
- Elected Members may be pressured to put in an appeal rather than the community initiating an Appeal.
- Possibility that the minister could remove Elected Members from JDAP if Local Government can appeal anyway.
- Conflict of interest for Elected Member who sits on the panel if the Local Government appeals it.
- Conditions - in or out?
- More applications will come back to council.
- Odd paradigm to be appeal a decision - Local Government appealing JDAP when they are making a decision on their behalf.
- Could undermine the whole reason for DAPs being set up in the beginning.
- Who would prepare the appeal? Independent? Or Local Government?
- What level of strategic oversight would be included - is it local or regional benefits.
- Multiple appeals? Degrees of appeal issues.
- State or regional policy provisions/what takes precedence?
- Connection to structure planning provisions within the system - 'due regard' less weight.
- Costs unknown.
- Uncertainty for development industry.



- Advertised applications only - would JDAP then have all applications as 'advertised'? Greenfield sites/deemed to comply.
- Resources of JDAP's - who submit the appeal and manages the process?
- Could undermine the purpose of DAPs.
- Could reduce the pool of quality DAP panel members.
- Another layer to add to the system.
- Don't get many DAP applications in smaller areas.
- If applicant does not opt in to DAPs then they avoid Third Party Appeal Rights.

### **Modifications**

- Would have to review the \$ amount? - If they opt in then all should be considered for review.
- Change new Form 2 'amendment of conditions' changes to the Regulations would be needed.
- Clarify that it's back through SAT.
- All JDAP panellists would have to be part of the appeal.
- Removal of compulsory nature of all JDAP's.
- Clarify around 'petitions' versus 'individual' vs 'interest groups'.
- Modification to what JDAP actually looks at -> review of the criteria and \$ levels-> State/regional Significance.
- RAR's to council/RAR's to have a council input.
- RAR's to include departures from policy.
- Review of DAPS/Abolish DAPs.
- Structure planning regulations.
- Clarity around the levels/type of developments.
- Renew of JDAP \$\$ types -> what should be appealable.
- Criteria for the type of appellants & JDAP consideration of whether they can appeal – possible independent panel to review before it goes to an appeal.
- Joining of appeals (relates to above). Does it impact type of applicants?
- Only ones with discretion can be appealed, - this would need to be clarified/clearly defined. Is there a threshold of discretion significance?
- Danger of including optional thresholds would be a disincentive for applicants to go to DAPs.
- Possibly modify triggers for regional areas - either dollar value lowers or have size triggers such as XXX square metres.

### **Option 2**

#### **Pros**

- Gives ability to challenge objectivity.
- Maximise compliant applications.
- May encourage early applicant engagement with neighbours.
- Limits number of appeals, compared to other models.
- Gives better understanding within council about their decisions.
- Holds councils accountable for their use of discretion.
- Reasonable balance between applicant cost and community involvement.
- Better discussion between neighbours.
- Improve the quality of decision making – accountability of decision makers.
- One step better than the Victorian system.
- Staged approach – 'dipping toe' in to Third Party Appeals.



- Improved criticisms/content of Policy.
- Provides the community with some assurance.
- If delegation is used less – people present to council – maybe reduce number of appeals.

#### **Cons**

- Lack of clarity on what is discretion.
- Does the nature of the planning system, with its broad discretion, make this model redundant?
- Poorly framed model - But could be improved if only utilised against discretion against state & local policy.
- It's undemocratic - lesser rights than an applicant.
- It's not the Victorian model.
- Doesn't foster orderly and proper planning.
- Resource intensive - cost, delays, certainty.
- Lack of clarity around what is a discretion.
- There is a large number of discretionary decisions.
- Resource issue for council/staff resources.
- Lack of clarity around who is an affected party.
- Undermines existing discretionary mechanisms.
- Doesn't allow for appeal against incorrect assessments – would still need to go to Supreme Court.
- Too open for abuse.
- Limit creativity – is deemed provisions always the best outcome?
- Flow-on effect to tighten up discretion, leading to more prescriptive outcomes.
- Not all discretionary decisions are advertised.
- Vexatious.
- Using a planning issue to hide the real reason for appeal – appeal for non-reason.
- Could lead to officers using their delegation less, give the responsibility back to council – 'unstreamlines' Planning/leads to more political bias.
- Doesn't apply to non-LG decision makers.
- Unless the application is advertised prior to the decision being made, it is unlikely that neighbours would even know to appeal.
- Local Governments use a lot of discretion - opens a lot of applications to Third Party Appeals.
- Discretion used to manage areas with difficult landscape (e.g. slope & overlooking) and areas such as beach from development - these are always contentious and TPAR will make them very difficult to deal with.
- Opens 'run of the mill' applications to Third Party Appeals, slows the process up.
- Cost of defending decisions to the Local Government will be large.

#### **Modifications**

- A clearer framework on where it applies (advertised, in policy, LDP).
- Excludes ability to appeal on amendment.
- Application of costs - to reduce vexatious appeals.
- Limited to applications that are advertised – appeals then limited to those who were advertised to.
- Appeal limited to people who are directly affected.



- Party lodging the appeal must demonstrate that they are adversely affected – decided by SAT.
- Applicant has to defend the proposal – council can opt out?
- Independent assessment body to determine if an appeal is valid.
- Defining what a significant variation is – this is a whole other topic of discussion.
- Categories? Thresholds?
- Scope needs to be constrained – SAT should only assess the matter of discretion.

### Option 3

#### Pros

- MRA + WAPC inclusion -> (Local Government would have some involvement) in State planning decisions with some access to decision making process.
- Community opportunity to be involved with/on WAPC/State Gov decisions.
- Limits the number of vexatious issues (compared with Option 4).
- Encourage JDAPs to give greater consideration to community value/local planning policies.
- Foster orderly and proper planning.
- Faster compliant applications (reduce time for staff) and costs.
- Local Governments made more accountable.
- MRA + WAPC and JDAP - decision makers more accountable.
- Consistent approach to "accountability". -> Both State and Local.
- Clear to the community as to what can be appealed -> every decision made rather than limited value/size?
- Should improve quality of applications
- Should improve planning processes - consultation etc., - clear strategic direction, - education of community.

#### Cons

- Broad in scale and range. No understanding of what the impact may be.
- Resourcing the system.
- The inclusion of amendments makes the model more complicated.
- Would require robust assessment process for determining who has Third Party Appeal Rights. Who has rights (directly affected/adjacent to?) to make submission? [formal system to determine who has third party appeal rights]
- Wonder about costs? Could have a profound impact on Local Government -> additional costs on planning + development. All costs -> substantial!
- Overlap with Building Act?
- What is the point of appealing deemed to comply?
- Not Victorian model.
- Not 'equal rights' between applicants and 3rd parties, same access to the system.
- On 'planning grounds'.
- Development uncertainty.
- Everything could go to SAT.
- Costs of going to appeal for third party
- Equity of access.



## Modifications

- Deemed to comply out.
- Clear criteria - applicable/clearly understood -> 'grounds and rights'.
- Clearer system for determining appeal rights (right to appeal decisions...).
- SAT -> would need someone to assess 'rights'/leave to appeal, - 3 member panel review?
- What about the costs? Who pays? Should you award cost against? Need to consider nature of Third party appellant.
- Education on what is 'valid planning grounds'.
- Advocacy 'legal aid'.
- Modest fee, 'to be determined'.
- Accessible/understandable/affordable - [shouldn't be free].
- Seek advice 'practitioner' [independent bureau to provide advice to appellant].
- Multiple third parties -> who takes precedence? -> how do you determine priority of appellants?
- Should be some criteria on what 'value' of development could be (rather than everything).

## OPTION 4

### Pros

- Gives community absolute + complete community engagement.
- \*Will/'Might' get better outcome if issues surface that weren't previously considered.
- \*\*Will' (above) improve the whole process (more considered) - circumvent approvals that shouldn't be given.
- That may go beyond those who have already made a decision.
- Considers community values & 'buy-in' to ultimate decision.
- Enables community to engage with the planning system at a level they can relate to.
- Makes developer more accountable about what is presented.
- It will hold the decision makers accountable.
- Could address the disillusionment of the community - those that don't feel they have a 'say' – not aware of process until decision has been made.
- Allows community the option to engage where comfortable.
- Assessment process will improve.
- Didactic role with the community - (they) gain understanding of process and are involved.
- Brings the 'local' into the current JDAP system. Makes JDAP accountable to the community.
- Would be positive to have a system that allows appellant to be 'heard'.
- Councillors (EM) would become better informed - be a part of the planning process (proper justification).
- Acknowledge community involvement in planning and policy development.
- Only legal nexus available to the individual (third party).
- Disengaged in the development process.
- Makes the system accountable/transparent.
- Costs = initial spike for 2 years, then it flattens out so only 'early' costs - will get more and consistent compliant DA applications.
- Leave provisions would 'weed' out the vexatious claims. Third Party Appeal Rights allows there to be equally between applicants and appellants.
- Appeal is the tail end of the process - community should be at the start.



- Provides 'balance' as some approvals are made as can't resource going to SAT.
- No confusion about what can be appealed.
- Applicant will pay more attention to application.
- Makes developer more accountable at the start with community.
- Make a decision making body more careful of their process - i.e. not risk their reputation.
- Lawyers/expert witnesses will do well.
- Merit in someone appealing when new information comes forth.
- Benefits to the community - can appeal anything - currently seen as silent.
- Allowing the community to have their say on issues for the greater good even if not overly affected.
- Encourage planners, JDAPs etc., to be more transparent - i.e. an appellant would be more aware of what to appeal.
- Bringing it in as Victorian model gets through the pain of strain - however equitable.
- Should be able to appeal against amendments (e.g. form 2) - minor amendments.

### Cons

- Resources required to appeal a decision particularly conditions - would require extra staff/people.
- Has potential to frustrate 'all' development.
- Has potential to delay decisions.
- Adds cost to development.
- Planning system is already guided by community.
- Potentially flawed as only those who have already had an opportunity to contribute can appeal.
- Becomes a neighbourhood dispute or forum for stakeholder to 'vent' and address 'other' issues rather than 'planning'.
- Conditions - becomes very subjective about what is a valid or invalid appeal (justification) e.g. amenity, e.g. not to do with the structure more about the use of the structure.
- So many conditions are 'standard'.
- No option for a 'deemed to comply' examples shouldn't be able to be appealed.
- No certainty for a developer.
- Could allow appellants more 'creative' in their appeals.
- Takes power away from Local Government.
- Decisions that are made in good faith are challenged.
- Could act as a 'policing' option - a pressure to act differently - don't always have the threat of appeal hanging over head.
- Admission that the current system is flawed - more people saying that they are voiceless. Does that mean policies currently developed don't reflect?
- Higher level planning is currently strong and represents communities views - have due regard to Community.
- Application against the DA.
- All decisions would be advertised.
- Why another level of appeal for decisions - timing/costs/etc.?
- Logistics of how community would engage in the DA process.
- Additional costs to SAT as well as LG + community - What are the resources going to be needed?
- Large developers lodging appeals to edge out smaller developers - availability to \$.

- Developers likely to pass on any potential costs to the end user/quality of products/unexpected Consequences.
- Generally goes against the whole streamlining of the planning process.
- Concerns around raising expectations of community that they can change something they can't.
- If you place this much pressure at the end, does it detract from the strategic planning at the start?
- Takes away the applicants rights in some instances.
- Creates a litigious environment.
- Community is represented by council - therefore decisions by councils should not be included.
- What about non-discretionary decisions? Goes against broader strategic aims.
- Considering non-planning issues to satisfy community.
- Implications of costs/efficiencies - massive cost to the system.
- Implications of third parties appealing after the fact who haven't objected already - do they actually have a valid reason for appeal?
- How long is the review period going to be? Longer?
- Loss of certainty for applicants - approval doesn't always mean approval with appeals.
- Inequitable - e.g. affluent areas may have more \$\$ ability to initiate appeals.
- May attract the attention of large community groups. (Community involvement vs. activism).
- Reactive to the 'short term' rather than taking a positive approach early in the strategic process.
- Unrealistically raising community expectations to fully change a decision.
- What about multiple third parties?
- Who is directly affect? Direct impact?
- The case by case mature of 'carte blanche' approach.
- Concern around third parties coming up with conditions - e.g. non-planning basis.
- Contradictory to moves towards streamlining planning processes.
- From nothing to fully appealable is a stretch - massive shift.
- Elongated process currently don't support satisfaction with outcomes, i.e. tokenistic.
- Not a problem with the system, it's the perception of the system.
- Developers 'may' put up 'best of' hoping something will slip through.
- Local Government becoming too conservative.
- End up with a lot of 'deemed to comply' - doesn't always result in good planning outcomes.
- To open to abuse.
- Could stifle innovation in design.
- Creates an atmosphere of distrust in decision makers.
- Puts into question the whole consultation process.

### **Modifications**

- Winding back - e.g. not including conditions in the appealable rights - i.e. standard planning conditions that protect amenity e.g. 'stormwater condition'.
- Require a balance between cost & community's right to appeal - this option goes too far.
- Requires the ability to award cost.
- The paper base (document trail) would remain the key.



- Local Government gets to appeal against WAPC decisions on sub-divisions that affect the locality/finances/budget.
- Any third party appellant may do so in their own right (i.e. without lawyers).
- Perhaps a combination of experts & community/individual.
- More decisions to be published to keep community more informed & transparent.
- Third part appeal parameters as long as better planning outcomes.
- Where there is a decision made? Connect the appellant & applicant with the decision maker stepping back.
- Mediation rather than appeal.
- [Triangle diagram with decision maker/applicant/appellant as points] :-
  - When decision is made in the affirmative, do not defend the decision, the applicant has to defend.
  - If successful costs are borne by the decision maker.
  - Leads to correct decisions being made in the first instance (sound).
- Decision maker needs to be able to set the parameters.
- Should be able to appeal against amendments.
- Creates even greater uncertainty, especially at the strategic level.
- Don't know how people will use TPAR - the cost/time associated are unknown - So fear of unknown and broadening scope increases uncertainty.

## OPTION 5

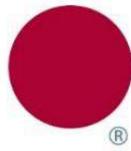
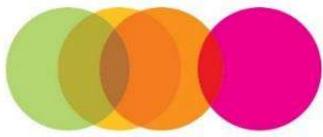
- No Third Party Appeals but improve the existing decision making process. E.g. (below):
  - Compulsory training for decision makers in planning;
  - Better policy basis - should be included;
  - scheme provisions consistency;
  - community education in planning;
  - transport planning at State level to establish planning framework;
  - upfront consultation or draft of scheme + LP Strategies -(scheme as a community document);
  - Scheme amendments - what will it look like - honest representation.
- New Options (below)
  - Option 2 + Conditions + all agencies (decision makers).
  - Option 2 + all other planning decisions including subdivision, rezoning, structure plans, LDPs WITH the following features (below):
    - 21 days to submit to SAT appeal;
    - SAT refers to decision making to applicant, decision maker and consultation agencies;
    - 21 days to respond;
    - appeal on the papers only;
    - total time is set as per original approval;
    - SAT fresh decision.
- Option- for decisions made under delegation by council. - SAT consider reconsider by council. - Also could apply to private certifiers' discussion in the future (not 1-4).
- Option 1 + SAT decisions - Minister (bodies not elevated by community).
- Option 2 - Discretion however third party needs to demonstrate that they directly impacted and how the use of discretion impacted on the appellant.
- Improved consultation will address a lot of community concerns.



- Status Quo OR Option 1 with modified triggers for country areas.
- Would Option 1 really matter for country areas?
- SAT members would require better training on planning matters.

### **Parked Items**

- Give LSP the force and effect of the Scheme in Development zones.
- Planning Ombudsman -> for small scale objections.
- Review of the planning system (independent).
- More education of decision makers on their role in the planning decision making process.
- Define what 'due regard' is.
- Give reasons how an alternative achieves the policy outcomes.
- Link between strategic directions (objectives) and decisions.



# Harley Dykstra

PLANNING & SURVEY SOLUTIONS

## Scheme Amendment No. 34

Jurien Bay City Centre Strategy

Prepared by Harley Dykstra Pty Ltd for Shire of Dandaragan

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**MINISTER FOR PLANNING**

**PROPOSAL TO AMEND A LOCAL PLANNING SCHEME**

LOCAL AUTHORITY	SHIRE OF DANDARAGAN
DESCRIPTION OF SCHEME	LOCAL PLANNING SCHEME No. 7
TYPE OF SCHEME	District Zoning Scheme
SERIAL NUMBER OF AMENDMENT	Amendment No.34
PROPOSAL	To amend the Scheme to reflect the recommendations of the Jurien Bay City Centre Strategy Plan

**RESOLUTION TO ADOPT AMENDMENT TO  
LOCAL PLANNING SCHEME**

**Shire of Dandaragan Local Planning Scheme No. 7  
Amendment No. 34**

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning Lots 283-289 Heaton St from Residential R12.5 to Tourist.
2. Rezoning Lots 1 & 2 Hasting St and Lots 251-258 Bashford St Residential R12.5 to Tourist.
3. Rezoning Lots 429 – 434 from Residential R12.5 to Tourist.
4. Rezoning Lots 37 & 38 Grigson St and Lots 50-60 Padbury St from Residential R12.5 to Tourist.
5. Rezoning Lots 1 & 2 Heaton St and Lot 690, 11 & 12 Dalton St and pt Lot 259 – 262 and Lots 369 & 370 and pt Lot 1215 Doust St from Residential R12.5 to Mixed Use.
6. Rezoning Lots 162 Batt St and Lots 130-142 Bashford St and Lots 143 & 144 Whitfield Rd from Residential R12.5 to Mixed Use.
7. Deleting Additional Use 4 and rezoning Lots 129 Batt St from Residential R12.5 to Mixed Use.
8. Deleting Additional Use 1 and rezoning Lots 1 & 2 Padbury St, Lots 78-81, 92, 96-98 Cook St and Lot 95 Bashford St from Residential R12.5 to Mixed Use.
9. Recoding all residential zoned lots within the City Centre area from Residential R12.5 to Residential R12.5/25.
10. Reclassifying Lot 675 Bashford St from Public Purposes: Fire Services to Public Purposes: Emergency Services.
11. Reclassifying Lot 674 & 676 Bashford St from Public Purposes: Church to Public Purposes.
12. Reclassifying Lot 125 Bashford St from Public Purposes: Utility to Public Purposes: Emergency Services.
13. Introducing objectives for the Mixed Use zone under Clause 3.2 as follows:
  - *To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
  - *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*
14. Introducing an additional objective for the Tourist Zone under Clause 3.2 as follows:
  - *To allow limited residential uses where consistent with an adopted Local Development Plan or Local Planning Policy.*
15. Deleting Clause 4.2.6 and introducing Clause 4.3.1 and 4.3.2 as follows:

*'4.3.1 Within areas that are dual coded on the Scheme Map, development and subdivision in accordance with the higher code shall only be supported where reticulated sewerage is available.'*

*'4.3.2 For lots coded R12.5/25, the Council may support development or subdivision to a maximum density of R30 where the lot is located on a corner, complies with the provisions of the R30 density coding, an approved development approval and any related Local Planning Policy.'*

16. Introducing Clause 4.3.3 as follows:

*'Within the City Centre, the Residential Design Code for any mixed use, multiple dwelling or, where permissible, grouped dwelling development in the Mixed Use or Tourist Zone shall be up to a maximum of R80. In order to qualify for residential development up to R80, a local planning framework in the form of a Local Development Plan or Local Planning Policy should be developed which would establish design guidelines addressing matters including, but not limited to achieving high quality built form, site responsive design, mixed uses, landscaping, efficient access and parking.'*

17. Amending the Table 1: Zoning Table by introducing the permissibility of use classes under the Mixed Use zone and amending various land use permissibility anomalies as indicated in bold text as follows:

**TABLE 1: ZONING TABLE**

Special Use Zone: Use in accordance with Schedule 4

Special Development Zone: Use in accordance with Schedule 8

Use Classes	P-Permitted		D – Discretion			A – Advertising		X – Not Permitted		Special Development
	Residential	Commercial	Industrial	Harbour	Marine Services	Mixed Use	Rural	Rural Residential	Tourist	
Aged or Dependent Persons	A	X	X	X	X	<b>X</b>	X	X	D	
Agriculture Extensive	X	X	X	X	X	<b>X</b>	P	X	X	
Agriculture Intensive	X	X	X	X	X	<b>X</b>	D*	X	X	
Agroforestry	X	X	X	X	X	<b>X</b>	D*	X	X	
Animal Husbandry Intensive	X	X	X	X	X	<b>X</b>	D*	X	X	
Aquaculture	D	D	D	D	D	<b>X</b>	D	X	X	
Bed and Breakfast	A	P	X	X	X	<b>P</b>	A	D	P	
Cabin	X	X	X	X	X	<b>X</b>	A	A	P	
Caravan Park	X	X	X	X	X	<b>X</b>	X	X	P	
Caretakers Dwelling	D	D	D	D	X	<b>D</b>	D	D	D	
Chalet	X	X	X	X	X	<b>X</b>	A	A	A	
Child Care Premises	X	D	X	X	X	<b>D</b>	X	X	X	
Cinema / Theatre	X	P	X	X	X	<b>D</b>	X	X	P	
Civic Use	X	D	X	A	X	<b>D</b>	X	X	D	
Club Premises	X	D	X	D	X	<b>D</b>	X	X	D	
Community Purposes	X	D	X	D	X	<b>D</b>	A	X	D	
Consulting Rooms	A	P	D	X	X	<b>P</b>	X	X	X	
Convenience Store	A	P	D	X	D	<b>D</b>	X	X	D	
Corrective Institution	X	X	D	X	X	<b>X</b>	D	X	X	
Cottage Industry	A	D	P	X	X	<b>D</b>	D	D	D	
Single House	P	D	X	X	X	<b>X</b>	P	P	D	
Educational	D	D	X	D	X	<b>D</b>	X	X	X	
Exhibition Centre	X	D	D	X	X	<b>D</b>	X	X	X	
Extractive Industry	X	X	X	X	X	<b>X</b>	A	X	X	
Fast Food Outlet	X	P	D	D	D	<b>D</b>	X	X	D	
Fuel Depot	X	X	A	D	D	<b>X</b>	X	X	X	
Funeral Parlour	X	A	D	X	X	<b>X</b>	X	X	X	
General Industry	X	X	P	X	X	<b>X</b>	X	X	X	
Group Dwelling	A	X	X	X	X	<b>X</b>	X	X	D	
Holiday House	D	X	X	X	X	<b>P</b>	P	P	P	
Home Occupation	D	D	X	X	X	<b>D</b>	P	D	D	
Hospital	X	D	X	X	X	<b>X</b>	X	X	X	

Hotel	X	P	X	A	X	<b>A</b>	X	X	P
Industry Rural	X	X	P	X	X	<b>X</b>	A	X	X
Light Industry	X	X	D	D	D	<b>X</b>	X	X	X
Market	X	P	D	X	X	<b>D</b>	X	X	D
Mining Industry	X	X	P	X	X	<b>X</b>	A	X	X
Motel	X	P	X	X	X	<b>A</b>	X	X	P
Motor Vehicle Repairs	X	P	P	X	X	<b>X</b>	X	X	X
Multiple Dwelling	A	X	X	X	X	<b>P</b>	X	X	D
Night Club	X	D	X	X	X	<b>X</b>	X	X	P
Office	X	P	A	D	D	<b>P</b>	X	X	X
Roadhouse AMD 6 GG 30/11/12	X	D	X	X	X	<b>X</b>	X	X	X
Park Home	X	X	X	X	X	<b>X</b>	X	X	P
Place of Worship	A	X	X	X	X	<b>D</b>	A	X	D
Reception Centre	X	D	X	X	X	<b>D</b>	X	X	D
Residential Building	D	X	X	X	X	<b>D</b>	X	X	D
Resort	X	X	X	P	X	<b>A</b>	A	X	P
Restaurant	A	P	X	A	D	<b>P</b>	X	X	P
Rural Pursuit	X	X	X	X	X	<b>X</b>	P	D	A
Serviced Apartment	X	<del>X</del> <b>D</b>	X	P	X	<b>P</b>	X	X	P
Service Industry	X	X	P	D	D	<b>D</b>	X	X	X
Service Station	X	<b>P A</b>	D	A	X	<b>A</b>	X	X	D
Shop	X	P	D	A	D	<b>D</b>	X	X	D
Showroom AMD 6 GG 30/11/12	X	D	D	D	X	<b>D</b>	X	X	X
Tavern	X	P	X	A	X	<b>A</b>	X	X	P
Trade Display	X	P	P	D	D	<b>D</b>	X	X	X
Veterinary Centre	X	D	D	X	X	<b>A</b>	A	X	X
Warehouse	X	D	P	D	D	<b>X</b>	X	X	X

\* Agriculture Intensive, Agroforestry, and Animal Husbandry-Intensive are “D” uses in a Public Drinking Water Supply Area where Local government will have due regard to the potential impact on groundwater quality. (See5.22)

#### 18. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

*The amendment is consistent with the Jurien Bay City Centre Strategy that has been approved by the Shire of Dandaragan; (Section 34).*

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
(Chief Executive Officer)

Shire of Dandaragan

Local Planning Scheme No. 7

Amendment No. 34

## SCHEME REPORT

## DOCUMENT CONTROL

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Prepared for: Shire of Dandaragan  
Prepared by: DM  
Date: 16 October 2017  
Job No & Name: 21224 Jurien Bay City Centre Strategy  
Version: B

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# 1 INTRODUCTION

## 1.1 INTRODUCTION & PURPOSE

This Report has been prepared by Harley Dykstra on behalf of the Shire of Dandaragan to facilitate the redevelopment of the Jurien Bay City Centre in accordance with the recommendations of the Jurien Bay City Centre Strategy Plan (JBCCS Plan).

This submission seeks to initiate a Scheme Amendment to rezone and introduce various zoning controls over the various landholdings within the JBCCS Plan Area ('the subject land') under the Shire of Dandaragan Local Planning Scheme No.7 (LPS 7).

The Scheme Amendment introduces appropriate management controls relating to land use, development, design of development and servicing to provide for a sustainable form of development as envisaged by the JBCCS Plan.

The Scheme Amendment also provides an opportunity to update elements of LPS 7 to be more consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'). However, the Amendment is not intended to be the mechanism for a comprehensive review of LPS 7 as required under regulation 65 of the Regulations, which shall be undertaken at a later stage.

This report provides details on the subject land and the proposal, an assessment of the various town planning and servicing considerations applicable to the site, and the rationale supporting the Scheme Amendment to gain the support of the Shire of Dandaragan, the Western Australian Planning Commission and the Hon. Minister for Transport; Planning; Lands.

## 1.2 BACKGROUND

The JBCCS Plan was adopted by the Shire of Dandaragan in 2012. A copy of the accompanying Land Use Map is included at **Appendix A**.

The JBCCS Plan provided a clear direction for the future planning, development and management of the Jurien Bay City Centre. The adoption of the JBCCS Plan followed extensive public consultation and engagement, which indicated that the existing community values recognised the laid back and friendly character of the town, but also recognised the future potential of the town and the need to address deficiencies and aspects that should be improved.

Key implementation tasks were identified to achieve the recommendations of the JBCCS Plan. The action to implement scheme amendments is listed in the JBCCS Plan as action number 12 (refer to **Figure 1**).

**Table 5.1 Implementation Actions for Staged Development of the City Centre**

No.	Action	Lead stakeholder	Staging	Comments
12	Zoning Changes	Shire of Dandaragan	Short Term	Council should initiate amendments to the current scheme to reflect changes to zoning and development standards based on the Strategy Plan.

**FIGURE 1 – JBCCS PLAN EXTRACT**

The implementation of the plan is highly dependent on provision of mains sewer being constructed in the town centre precinct. With the completion of the sewer pump station and commencement of works for various stages of infill sewer, it is timely for the Shire of Dandaragan to implement a Scheme Amendment to support more intense development and allow for future sewer dependent development as envisaged in the JBCCS Plan. Another trigger that supports zoning changes is the opportunity for redevelopment of Lot 96 Bashford Street, which is currently constrained by virtue of the existing zoning from being redeveloped as envisaged under the JBCCS Plan.

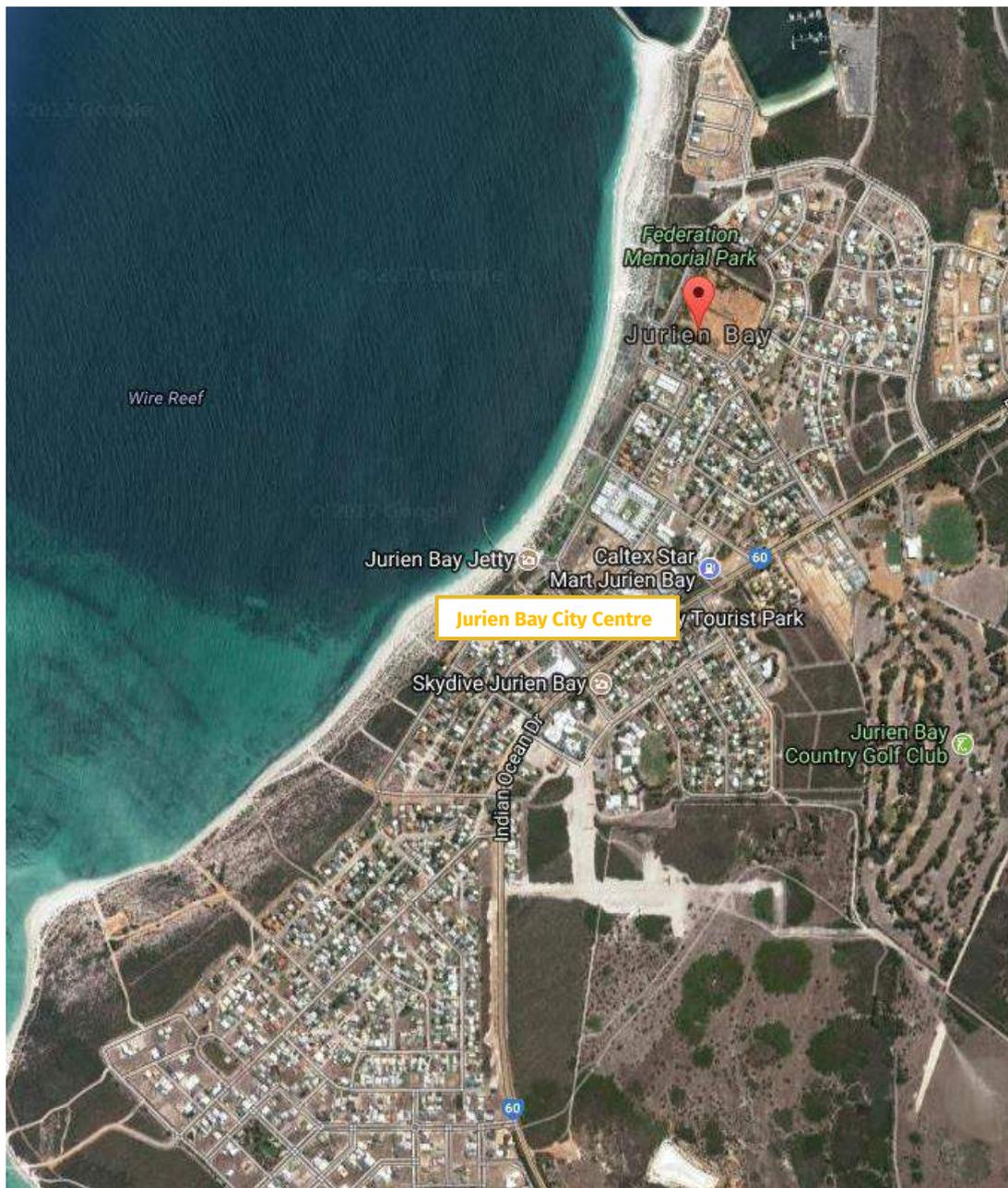
In preparing this proposal, Harley Dykstra has liaised with the Shire of Dandaragan and Department of Planning and undertaken a thorough review of the preceding strategic planning framework underpinning the proposed Scheme Amendment, which is intended to provide significant opportunity for a high quality of development within the City Centre.

## 2 THE SUBJECT LAND

### 2.1 Location and Context

The subject land comprises the Jurien Bay City Centre as identified in the JBCCS Plan, being a total area of 96.7 ha which includes various lots in both private and public ownership situated adjacent to the Indian Ocean coastline and extending on the south west side of Bashford Street.

A Location Plan is included at **Figure 2**, which identifies the location of the subject land in the context of the overall Jurien Bay town site.



**FIGURE 2 – LOCATION PLAN**

## 2.2 Land Use

The subject land currently accommodates a range of land uses as would be expected in an established regional centre which reflect the existing commercial, tourist, residential and special use zonings. Similarly, the subject land includes various reserves, including parks and recreation reserves adjacent to the Indian Ocean foreshore and public purpose reserves accommodating various community and civic functions.

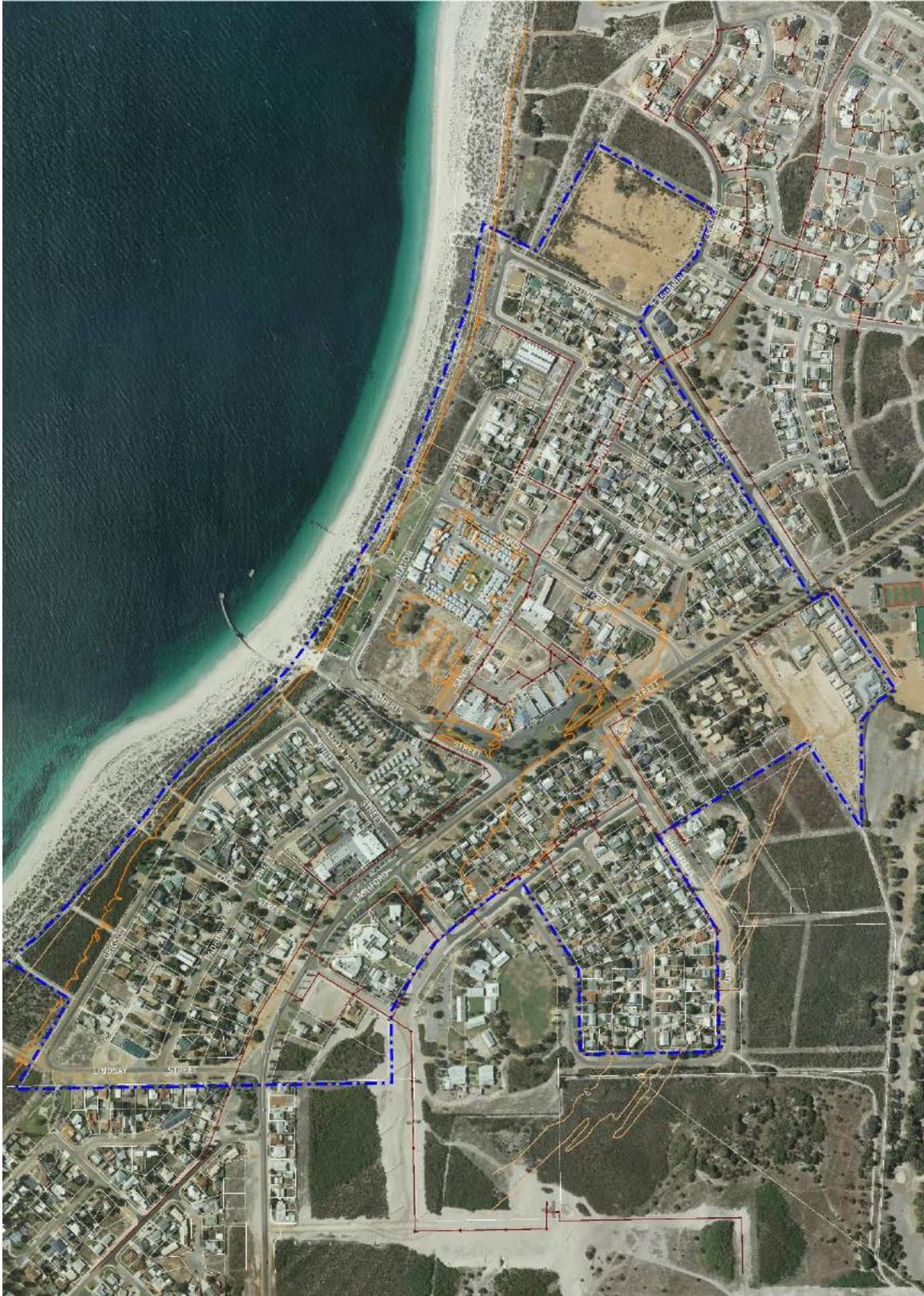
The commercial areas comprise a small shopping centre anchored by an IGA on the corner of Bashford and White Streets and a hotel and motel complex (the Jurien Bay Hotel) adjacent at the intersection of White and Padbury Streets.

Shops and other commercial uses have been developed at the intersection of Bashford and Roberts Streets. A mix of vacant and light/service industrial developments are located within the lots bounded by Sandpiper, Doust, Bashford and Murray Streets.

Tourism sites comprise the caravan park on Bashford Street between White and Roberts Streets, a large holiday accommodation complex on the corner of Heaton and Doust Streets, the Apex Camp on Bashford Street opposite Doust Street, smaller holiday accommodation developments on Hill and Dalton Streets and holiday homes within the residential areas. There is a large vacant site on the corner of Heaton and Roberts Streets (Lots 62 Roberts Street).

Most of the lots within the residential areas are developed with single houses with a small number of sites developed with two grouped dwellings and there are a small number of vacant sites.

The nature of existing development within the City Centre is illustrated on the Aerial Photograph at **Figure 3**.



**FIGURE 3 – AERIAL PHOTOGRAPH**

### 2.3 Landform

The zoned land comprising the City Centre sits behind a relatively stable and protective fore dune system. The land exhibits very little undulation in any direction having an average height of 2m AHD and the sandy plain upon which the town has been built sits on a stable limestone substrate.

### 2.4 Vegetation

The zoned portions of the subject land has predominantly been cleared of vegetation as the result of previous development. Some native vegetation remains within the reserved land containing the coastal fore dunes which will not be directly impacted upon by the Amendment. The distribution of remnant vegetation over the subject land is evident on the Aerial Photograph at **Figure 3**.

### 2.5 Servicing

A key driver of the Scheme Amendment is the progressive implementation of the sewer infill programme. A copy of the sewer infill staging plans are attached at **Appendix B**. Given the existing funding arrangements and timeframe for works, the availability of sewer is not anticipated to be a constraint to development within the City Centre.

The subject land is well serviced with reticulated water, power and telecommunications.

### 2.6 Soils, Groundwater and Hydrology

Extensive geotechnical investigations have been undertaken as part of examining site conditions associated with the sewer infill project, given the coastal location, high water table and sandy/limestone geology. Accordingly, redevelopment within the City Centre for more intensive development, including medium and higher density residential and tourist development, will be required to connect to the reticulated sewerage system.



## 3.2 STRATEGIC FRAMEWORK

### 3.2.1 Wheatbelt Regional Planning and Infrastructure Framework

The Wheatbelt Regional Planning and Infrastructure Framework is a regional strategic planning document that provides an overview of regional planning issues and a basis for ongoing planning and development.

The Framework identifies Jurien Bay as a Sub regional centre within the Wheatbelt and acknowledges its status as a ‘Super Town’. Key aims of the Framework that are relevant to Scheme Amendment No. 34 follow:

1) *Focus growth in and around established centres that provide a high level of amenity and employment opportunities by:*

- *facilitating growth in the sub-regional centres of Northam, Narrogin, Merredin, Moora, **Jurien Bay** and the proposed sub-regional centres of Lancelin and Guilderton; (bold emphasis added)*

.....

5) *Remove impediments to **residential, commercial** and industrial land supply where they exist.*

### 3.2.2 Strategic Community Plan 2016 – 2026

The Strategic Community Plan is the key planning document for the Shire which details the community's vision for the future and encapsulates the Shire's strategic direction and priorities over a 10 year planning horizon. The Strategic Community Plan has a particular focus on the following matters of relevance to Scheme Amendment No. 34:

- *Strategic land use planning for coastal settlement and town centre strategy;*
- *Planning and land availability for further residential and business development...*

The Strategic Community Plan identifies specific goals and objectives to assist the Shire of Dandaragan in delivering the Plan. The extract from the Strategic Community Plan at **Figure 5** below is particularly applicable to this proposal.

## GOAL 1: GREAT PLACE FOR RESIDENTIAL AND BUSINESS DEVELOPMENT

The following table outlines how the Shire will maintain, and where possible enhance, the attractiveness of the Shire as a place for residential and business development.

Objectives	How the Shire will contribute to these objectives
1.1 Ensure planning and land availability provides opportunity for sustainable growth and lifestyle options/choices	<ul style="list-style-type: none"> <li>a) Strategic land use planning across the Shire, with a focus on coastal settlement and town centre strategy</li> <li>b) Strategic projects with a focus on planning and land availability for health precinct and further residential development</li> <li>c) Activate Growth Plan</li> </ul>

**FIGURE 5 – STRATEGIC COMMUNITY PLAN EXTRACT**

### 3.2.3 Jurien Bay Growth Plan

The Jurien Bay Growth Plan was prepared as part of the Royalties for Regions Regional Centres Development Plan (SuperTowns) initiative. The Growth Plan sought to unlock the growth potential of Jurien Bay and the regional hinterland by examining constraints and identifying strategies for growth.

Part 9 of the Growth Plan – *Feasible Implementation Program* sets out Goals, Objectives and Strategies necessary to deliver the Growth Plan. Table 9.4 – *Spatial Planning and Built Form* is particularly relevant to Scheme Amendment No. 34. An extract from Table 9.4 at **Figure 6** below identifies Strategies (including studies, planning and design tasks that should be actioned. Whilst Scheme Amendment No. 34 is not intended to be an overall Local Planning Scheme Review, it will assist in the implementation of the Growth Plan and related strategies and in particular, the JBCCS Plan.

City Centre Enhancement Project – City Centre Strategy Plan	City Centre	<p><b>Description:</b> A planning strategy for the Jurien Bay City Centre</p> <p><b>Scope:</b> Finalise the City Centre Strategy Plan based on Draft Town Centre Strategy Plan and Growth Plan</p> <p><b>Outcome:</b> Strategic planning document to guide future development of the City Centre</p>
Local Planning Scheme Review	Shire	<p><b>Description:</b> Update current local planning scheme to implement recommendations of Growth Plan and related planning strategies</p> <p><b>Scope:</b> Scheme review for whole Shire based on completion of Coastal Settlement Strategy</p> <p><b>Outcome:</b> Current statutory planning document to reflect strategic planning outcomes outlined in local planning strategy and Growth Plan.</p>

**FIGURE 6 – GROWTH PLAN EXTRACT**

### 3.2.4 Shire of Dandaragan Jurien Bay City Centre Strategy Plan (2012)

The JBCCS Plan is the primary strategic planning document which has informed the preparation of Scheme Amendment 34 and accordingly, this Scheme Amendment Report should be read in conjunction with the JBCCS Plan.

The JBCCS Plan divides the City Centre into six precincts as illustrated on the Land Use Map at **Appendix A** and are described as follows:

- A - Northern
- B – Central
- C – Southern
- D - Eastern
- E - Civic Uses
- F - Community Uses

The six precincts form the basis for describing the role, land use, character and key development standards of height, bulk and the relationship of buildings and parking to the street for most land uses. As envisaged by the JBCCS Plan, the precinct descriptions have formed the basis for the zones and development controls proposed by Scheme Amendment No. 34. In this regard, key elements of the JBCCS Plan reflected in the Amendment include:

- Retaining land designated for commercial use within the 'Commercial' zone;
- Retaining land designated for tourism use within the 'Tourist' zone;
- Including land designated for tourism/residential use within the 'Tourist' zone;
- Including land designated for office/residential and commercial/residential uses within a 'Mixed Use' zone;
- Recoding residential land as dual coded (R12.5/25).

Further details relating to the implementation of the various recommendations of the JBCCS Plan via Scheme Amendment No. 34 are detailed at section 4 of this Report.

### 3.2.5 Shire of Dandaragan Draft Local Tourism Planning Strategy

The Shire of Dandaragan Local Tourism Planning Strategy is the key strategic planning document relating to tourism land use planning and development issues in the Shire of Dandaragan. The Local Tourism Planning Strategy recognises the economic, environmental and social importance of tourism within the local community and provides recommendations aimed at the development of a sustainable tourism industry within the Shire.

The Tourism Planning Taskforce Report identified the need for local governments to address local tourism issues in land use planning through the preparation of a Local Tourism Planning Strategy, which is to form a component of a local planning strategy. The preparation of a Local Tourism Planning Strategy in accordance with the Taskforce Report is identified as a key action within the Shire of Dandaragan Strategic Plan.

As a component of the Shire's local planning framework, the Local Tourism Planning Strategy is intended to inform the planning proposals including Scheme Amendments and hence is relevant to Scheme Amendment No. 34, particularly given the subject land includes significant land parcels that are zoned 'Tourist' and are subject to recommendations of the Local Tourism Planning Strategy. The Tourist zoned sites follow:

- 301/1 Roberts Street, Jurien Bay (Jurien Bay Tourist Park)
- Lot 1136 Casuarina Crescent, Jurien Bay
- Lot 437/9 & Lot 438/15 Bashford Street, Jurien Bay
- Lot 63 Heaton Street, Jurien Bay
- Lot 450/4 Hill Street & Lot 671/23 Dalton Street, Jurien Bay
- Lot 337/19 & Lot 349/21 Dalton Street, Jurien Bay
- Lot 341/12 Dalton Street, Jurien Bay
- Lot 340 Hill Street, Jurien Bay

Scheme Amendment No. 34 recognises and reinforces the recommendations of the Local Tourism Planning Strategy with respect to the abovementioned sites.

### 3.2.6 Shire of Dandaragan Coastal Plan 1999

The Shire of Dandaragan Coastal Plan 1999 (Coastal Plan) 1999, sought to provide a planning framework for future development along the coast. The Coastal Plan had regard to land use planning for prevailing coastal processes and the potential impacts of recreational and tourist activities along the coast. The Coastal Plan recommended the development of low key tourist accommodation in coastal nodes, including Jurien Bay, with future major accommodation or resort style accommodation located near or in existing town sites. The following general development principles were recommended by the Coastal Plan:

- A range of recreational opportunities should be made available in each node;
- Within each node development should be primarily a low key, style of experience with a commensurate scale of development;
- Low key developments such as caravan parks in largely natural environments could be appropriate on less sensitive sites;
- Resort style development should be confined to and encouraged in Jurien Bay and Cervantes and in selected nodes on private land;
- Riverine and estuarine lagoon environments require special design measures due to their inherent high conservation costs;
- Access should be direct from the coastal road rather than from roads parallel to the coast where access should be less formalised;
- Parking areas should be located to focus activity in desired locations; and
- Picnic areas/camp sites should be located within the natural landscaping of the dunes avoiding visual prominence and dune damage.

Further, the Coastal Plan identified specific opportunities to develop Jurien Bay as an active and vibrant waterside town with the coastline being the predominant feature and characterising the town. The following recommendations were identified for the Jurien Bay foreshore:

- Major foreshore park between Roberts Street and Doust Street;
- Vibrant waterside development on Heaton Street;
- Linking of the town centre to the beach;
- Higher profile town centre;
- Traffic management in town centre;
- Coast link road to Harbour;
- Major gardens, war memorial park at Hastings Street;
- Greater utilisation of Jurien Bay Boat Harbour for leisure;
- Completion of a coastal promenade and bike network; and
- Landscape treatment.

Various recommendations of the Coastal Plan have been progressed since the Plan was prepared in 1999 and have been enhanced via the preparation of subsequent strategies including the Shire of Dandaragan Draft Local Tourism Planning Strategy and Shire of Dandaragan Jurien Bay City Centre Strategy which in turn have been informed by State strategies and policies relating to the sustainable development of regional coastal towns.

### 3.2.7 Tourism Planning Taskforce Report 2006

In January 2006, Cabinet endorsed the recommendations in the Tourism Planning Taskforce Report prepared by the Ministerial Taskforce for the Minister for Planning and Infrastructure.

A key focus of the Taskforce was to investigate the impact of combining tourist and permanent residential accommodation on tourist zoned land and the impact of strata titling of tourist accommodation.

The key principle identified in the Report is that a sustainable tourism industry requires tourism development to be undertaken for tourism purposes. To achieve this, the taskforce recommended an increased focus on land use planning for tourism at both a regional and local level. The taskforce also recommended a State framework that recognises the high value the community places on strategic sites, and emphasises the continuing use of these for tourism purposes.

### 3.3 STATE PLANNING POLICIES

#### 3.3.1 State Planning Policy 2.6 State Coastal Planning Policy (SPP 2.6)

The purpose of State Planning Policy No. 2.6 is to provide guidance for decision-making within the coastal zone including managing development and land use change, establish foreshore reserves; and to protect, conserve and enhance coastal values.

The objectives of State Planning Policy No. 2.6 are to:

- *ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;*
- *ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities;*
- *provide for public coastal foreshore reserves and access to them on the coast; and*
- *protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.*

SPP 2.6 is intended apply to local planning schemes and hence is relevant to this proposal. It is also intended that the relevant policy measures should be read in conjunction with Schedule One and the Coastal Planning Policy Guidelines prepared and endorsed under SPP 2.6.

The JBCCS Plan was prepared having regard to SPP 2.6. It is also noted Scheme Amendment No. 34 only relates to sites that have either previously been developed, or would be considered ‘infill development’ sites under SPP 2.6. and the associated Guidelines.

It is also noted the Shire of Dandaragan, Shire of Gingin, State government agencies and the Northern Agriculture Catchments Council have been working together to prepare Coastal Adaptation Plans in accordance with SPP 2.6. These plans will assist communities, including Jurien Bay, to prepare for coastal hazards such as long term erosion and inundation.

Coastal Erosion Hazard Maps have been prepared that will inform the Shire's Coastal Adaptation Plan. A copy of the Coastal Erosion Hazard Map for the Jurien town site is attached at **Appendix C**, which indicates the inland boundary of predicted vulnerability up to 2070 does not encroach on the zoned land within the Scheme Amendment area and it is not until 2110 that properties on the seaward margins of the City Centre may be vulnerable to coastal erosion.

The draft Coastal Hazard Risk Management and Adaptation Plan is currently being reviewed by the Coastal Steering Committee consisting of representatives from the Shires of Dandaragan and Gingin, Northern Agricultural Catchments Council as well as the Department of Planning, Lands and Heritage. It is expected that the final report will be presented to Council in November/December 2017.

### 3.3.2 State Planning Policy 3.1 - Residential Design Codes (SPP 3.1)

The R-Codes provide a comprehensive basis for the control of residential development throughout Western Australia. The R-Codes are incorporated by reference into LPS 7. The R-Codes set out various requirements for development control purposes relating to development of land for single, grouped and multiple dwellings as well as mixed use development and seek to minimise the need for local governments to introduce separate planning policies concerning residential development.

### 3.3.3 State Planning Policy 3 Urban Growth and Settlement (SPP 3)

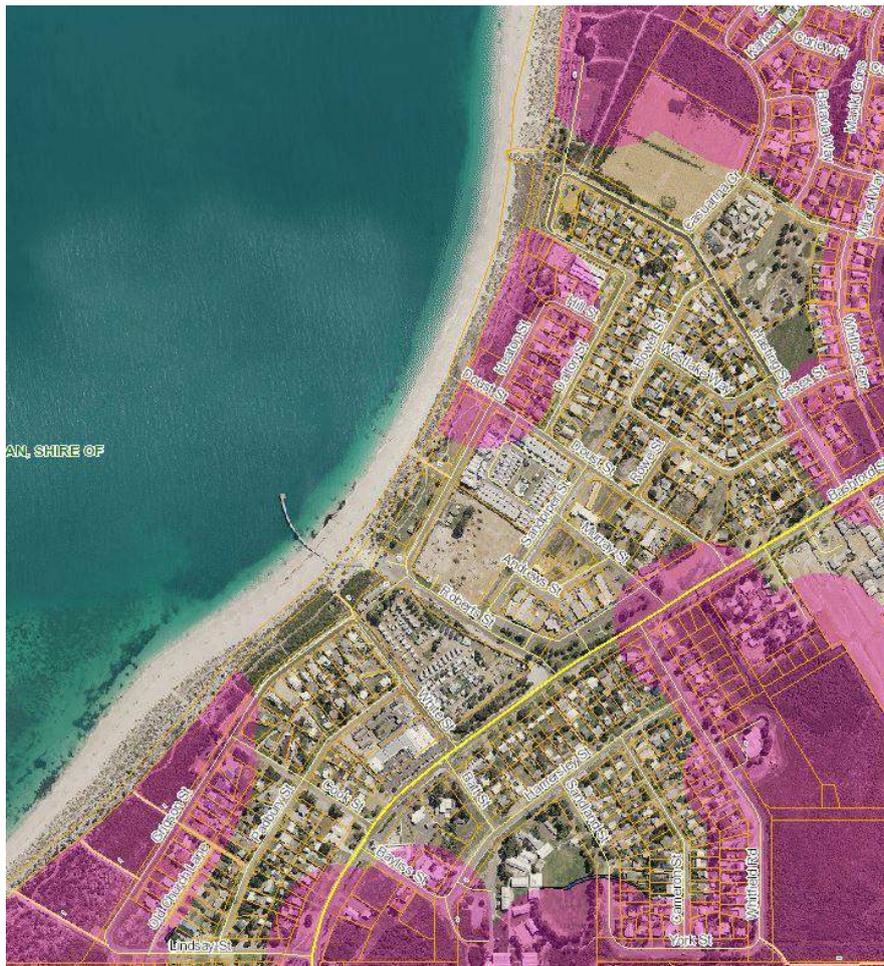
SPP 3 sets out the principles and considerations which apply to planning for urban growth and settlements in Western Australia. The objectives of this policy are:

- *To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.*
- *To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.*
- *To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.*
- *To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.*
- *To coordinate new development with the efficient, economic and timely provision of infrastructure and services.*

Scheme Amendment No. 34 is entirely consistent with the abovementioned objectives of SPP 3.

### 3.3.4 WAPC SPP 3.7 – Planning in Bushfire Prone Areas

The Western Australian Planning Commission's State Planning Policy 3.7 – *Planning in Bushfire Prone Areas* (SPP 3.7) and accompanying *Guidelines for Planning in Bushfire Prone Areas* sets out specific guidelines and requirements for strategic planning proposals (including local scheme amendments), subdivision and development in order to preserve life and reduce the impact of bushfire on property and infrastructure. The margins of the subject land have been designated as bushfire prone by the Fire and Emergency Services Commissioner as illustrated on the Department of Fire and Emergency Services mapping (**Figure 7**).



**FIGURE 7 – BUSHFIRE PRONE AREAS MAP**

It is intended that individual landowners would be required to undertake further investigations prior to development and subdivision of land designated as bushfire prone to satisfy the requirements of SPP 3.7 and accompanying Guidelines.

### 3.4 OTHER RELEVANT DOCUMENTS

#### 3.4.1 Planning Bulletin 83 – Planning for Tourism

Planning Bulletin 83 guides decision making by the WAPC and local government for subdivision, development and Scheme Amendment proposals for Tourism purposes. The Bulletin seeks to establish a more strategic and flexible approach to tourism planning to encourage and support investment in the industry.

To help coordinate future land use and development of tourism infrastructure Planning Bulletin 83 encourages local planning strategies to identify tourism sites and determine their strategic value and importance to tourist development. The Shire has prepared and adopted a Local Tourism Planning Strategy for this purpose. Accordingly, the proposed Scheme Amendment is consistent with Planning Bulletin 83 regarding development of tourism sites.

### 3.4.2 Planning Bulletin 49 – Caravan Parks

Planning Bulletin 49 – Caravan Parks sets out the WAPC’s policy position on caravan parks and recognises the need for caravan park developments to provide accommodation for tourists, as reflected in the following relevant objectives of the Bulletin:

- *‘to ensure the development and long term retention of caravan parks as a form of short-stay (affordable) accommodation primarily for leisure tourists;*
- *to recognise that the commercial sustainability of caravan parks requires some flexibility in product mix, site design and risk mitigation approaches;*
- *to plan for and facilitate growth in the caravan park industry;*
- *to encourage the development and redevelopment of caravan parks in a manner that responds appropriately to the environment, economy and context, and maintains a minimum standard; and*
- *to ensure any new caravan parks are located appropriately to their intended market, function and context.’*

Consistent with the JBCCS Plan, which recognises the caravan site as a ‘*key tourism accommodation facility within the Jurien Bay in a prime location*’, Scheme Amendment No. 34 retains the Tourist zone over the caravan site.

### 3.4.3 Planning Bulletin 99 – Holiday Homes Guidelines

Planning Bulletin 99 established an interim position in relation to the planning and regulation of holiday homes in Western Australia. The main objectives are:

- To facilitate a consistent, equitable and efficient planning process for the regulation of holiday homes in Western Australia;
- To support the tourism industry by the promotion of voluntary accreditation of holiday homes;
- To encourage good quality, well managed holiday homes for use by short- term visitors generally in locations that will enhance the tourism experience while minimising the potential impacts on adjoining residents; and
- To support the role of holiday homes as part of the tourism industry.

‘Holiday House’ was introduced as a Use Class within LPS 7 as part of Scheme Amendment No. 3.

### 3.4.4 Local Development Plan – Lot 62 Roberts Street

LPS 7 requires a Local Development Plan (LDP) for Lot 62 Roberts Street to be approved by the Shire to address various design, staging, land use, access, integration and management issues. A Draft LDP has previously been submitted for consideration by the Shire and subjected to public advertising in 2016. Council is also in receipt of a Development Application for a Mixed Use Tourism Development at Lot 62 Roberts Street. Statutory advertising of the development application concluded on 29 September 2017.

## 4 SCHEME AMENDMENT NO.34

### 4.1 OVERVIEW

Scheme Amendment No. 34 comprises various components in order to accommodate the recommendations of the JBCCS Plan as follows:

- Introduction of the Mixed Use Zone under clause 3.2 Objectives of the Zones;
- Various amendments to the Zoning Table including inserting the Mixed Use zone and applicable use class permissibility;
- Special provisions relating to the Application of the R-Codes;
- Residential land use controls relating to the Tourist zone;
- Residential density controls in the Commercial, Tourist and Mixed Use Zone; and
- Amendments to the Scheme Maps.

### 4.2 OBJECTIVES OF THE MIXED USE ZONE

Clause 3.2 will be amended to include the following objective for the Mixed Use Zone, in accordance with the Regulations:

- To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.
- To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.

### 4.3 ZONING TABLE AMENDMENTS

Table 1 – Zoning Table shall be amended to introduce the Mixed Zone. The permissibility of the various Use classes under the Mixed Use zone are included at the Zoning Table at **Appendix D**. Various other minor amendments to the Zoning Table to correct existing anomalies are also highlighted in the Zoning Table.

### 4.4 ADDITIONAL PROVISIONS

LPS 7 currently contains the following provision relating to the requirement for a licensed wastewater disposal service as a prerequisite for subdivision above the R12.5 density code:

*'4.2.6 At the time of subdivision, land with a Residential Density Code above R12.5 must be provided with a licensed wastewater disposal service. AMD 26 GG 17/07/2015'*

It is suggested this clause be replaced with the following clause under **4.3 - Special Application of Residential Design Codes**:

*'4.3.1 Within areas that are dual coded on the Scheme Map, development and subdivision in accordance with the higher code shall only be supported where reticulated sewerage is available.'*

In order to incentivise higher quality built form on corner lots, including improved residential streetscapes and improved passive surveillance to both primary and secondary streets, many local planning schemes in Western Australia provide a density bonus for subdivision and development of corner lots. In some cases, a Local Planning Policy is also prepared to facilitate improved built form outcomes.

A new clause 4.3.2 could be included to this effect, as follows:

*'For lots coded R12.5/25, the Council may support development or subdivision to a maximum density of R30 where the lot is located on a corner, complies with the provisions of the R30 density coding, an approved development approval and any related Local Planning Policy.'*

In relation to Lot 303 Dalton Street which is currently coded Residential R17.5, an R12.5/25 coding is recommended, on the basis that sewer is already available within Dalton Street (and existing clause 4.2.6 would limit subdivision to R12.5 if the lot itself was not connected to the reticulated sewer service).

Within the City Centre, it is proposed the Residential Design Code for mixed use, multiple dwelling or where permissible, grouped dwelling development in the Mixed Use or Tourist Zone shall be up to a maximum of R80. In order to qualify for development up to R80, a local planning framework in the form of a Local Development Plan or Local Planning Policy should be developed which would establish Design Guidelines in relation to achieving high quality built form, site responsive design, mixed uses, landscaping, access and parking etc. A new clause 4.3.3 is recommended to this effect.

The Shire of Dandaragan has previously received Scheme Amendment applications seeking to provide for increased residential land use (with no limit on length of occupancy) within the Tourist zone. Currently LPS 7 does not clearly state that it is an objective of the Tourist zone to limit residential development. In order to prevent development of key Tourist zoned land parcels for residential development with no limitation on the length of occupancy, an additional provision is recommended for inclusion under clause 3.2 **Objectives of the Zones** as follows:

- *To allow limited residential uses where consistent with an adopted Local Development Plan or Local Planning Policy.*

Generally, appropriate locations for residential development on Tourist zoned land would be in those locations recommended by the JBCCS Plan for tourist/residential development. The development of Local Development Plans or a Local Planning Policy addressing the requirements of a new clause 4.3.3 would assist in guiding planning decision making in relation to this issue.

## 4.5 AMENDED SCHEME MAPS

Scheme Maps depicting the subject land have been amended generally in accordance with the recommendations of the JBCCS Plan as illustrated on the Land Use Map included at **Appendix A**. Where the Land Use Map designates Tourism/Residential land use, this has been shown as

'Tourist' zone. Where the Land Use Map designates Office/Residential or Commercial/Residential, this has been shown as 'Mixed Use' zone.

#### 4.6 AMENDMENTS TO PUBLIC PURPOSE RESERVES

Minor amendment to public purpose reserves are proposed to reflect the existing nature of land use of public purpose reserves within the area subject to Scheme Amendment No. 34.

#### 4.7 INFRASTRUCTURE REQUIREMENTS

##### 4.7.1 Reticulated Sewer Infill Programme

As referenced under section 2.5 of this Report and reflected in the sewer infill staging plans included at **Appendix B**, a key driver of the Scheme Amendment is the progressive implementation of the sewer infill programme.

A new Scheme provision is proposed to ensure residential development and subdivision at the higher (R25) density code only occurs where lots are connected to reticulated sewer.

##### 4.7.2 Jurien Bay Revitalisation Project

As part of the Jurien Bay revitalisation project, the Shire of Dandaragan has progressed an initiative to upgrade the streetscape along a length of Bashford Street that generally correlates to the extent of Bashford Street addressed by Scheme Amendment No. 34 (between the Lindsay Street intersection to the south and Hastings Street to the northeast). A copy of the Bashford Street Upgrade Concept is attached at **Appendix E**. The streetscape upgrades include the following design responses and associated works:

- Single lane carriageway with central median strip;
- Landscaping;
- Allowance for long vehicle parking;
- Roundabouts at key intersections;
- Improved pedestrian links;
- Revised carparking pattern to the shopping centres;
- Revised traffic management throughout the town centre.

Whilst the streetscape upgrades have been planned, the works are not yet funded. The streetscape upgrades will complement future redevelopment within the City Centre facilitated by Scheme Amendment No. 34.

## 5 CONCLUSION

This Scheme Amendment report has been prepared by Harley Dykstra with respect to Scheme Amendment No. 34 for the purpose of facilitating the recommendations of the JBCCS Plan and ultimately providing an appropriate statutory framework to enable the high quality sustainable redevelopment of the Jurien Bay City Centre.

The preceding assessment demonstrates the proposal is consistent with the applicable requirements of the Shire of Dandaragan and State planning decision making framework, as well as infrastructure initiatives been progressed buy the Shire of Dandaragan. Accordingly, it is logical and timely to progress Scheme Amendment No. 34 under the Shire of Dandaragan LPS 7.

## APPENDIX A | JBCCS LAND USE MAP

**A**

**Northern Precinct**

The Northern Precinct will remain primarily residential with the retention of designated tourist sites and a mixed tourism/residential areas.

- 1 Residential Area  
The residential coding of this area is to be increased to R25, providing for increased residential development and a range of dwelling types that will make better use of infrastructure.
- 2 Tourism Area  
Lot 1136 located on the corner of Casuarina Crescent and Hasting Street is to be retained as a tourist site.
- 3 Tourism/Residential Area  
The lots extending along Bashford Street between Doust and Hasting Street are proposed to complement the Tourism (Apex site) and the Aged Persons Housing development (RSL site) on the opposite side of Bashford Street. The small group of lots on Heaton Street between Doust and Hill Streets provide a logical extension of this mixed use Tourism/ Residential area.

**B**

**Central Precinct**

The Central Precinct will be the major commercial and tourism area for the City Centre building on the existing pattern of land use within the area.

- 4 Commercial Area  
The commercial area is to accommodate shops, restaurants, licensed premises markets and offices. Residential units and tourist accommodation can be permitted above ground level only.
- 5 Tourism Area  
This area is to provide a range of tourist accommodation and related activities such as shops, restaurants and licenced premises.
- 6 Commercial/Residential Area  
This mixed use area along portion of Doust Street is to compliment the Commercial Area directly opposite and is to accommodate shops, restaurants, markets and offices as well as residential units and tourist accommodation.
- 7 An Interpretive Centre site is proposed at the end of Roberts Street adjacent the foreshore.
- 8 The caravan park site is a key tourism accommodation facility within Jurien Bay in a prime location.

**C**

**Southern Precinct**

The Southern Precinct while primarily residential in nature will provide or a range of land uses based on the land use pattern and the need to provide suitable land use transitions along streets.

- 9 Commercial Area  
This area is to accommodate shops, restaurants, fast food outlets, licensed premises and offices as well as residential and tourist accommodation.
- 10 Tourism/Residential Area  
This area is to compliment the tourism area directly opposite and is to accommodate residential units and tourism accommodation.
- 11 Commercial/Residential Area  
This mixed use area is a logical extension for commercial uses between the existing shopping centre and Cook Street to accommodate shops, restaurants and offices as well as residential units and tourist accommodation.
- 12 Office/Residential Area  
This mixed use area is to reflect the existing 'additional use' zoning under Local Planning Scheme No 7 and is to accommodate offices as well as residential development.
- 13 Residential Area  
This residential coding of this area is to be increased to R25 to provide for increased residential development and a range of dwelling types and make better use of infrastructure.

**D**

**Eastern Precinct**

The Eastern Precinct will provide mixed use development along Bashford Street, a residential area and two large specific use sites.

- 14 Tourism Area  
This tourist site comprising Lots 437 and 438 Bashford Street (Apex Club site) is to be retained for tourism purposes as it is a large site developed with tourist accommodation.
- 15 Commercial/Residential Area  
This mixed use area along Bashford Street is to compliment the Commercial and Tourism Areas opposite and is to accommodate shops, restaurants, fast food outlets and offices as well as residential units and tourist accommodation.
- 16 Residential Area  
The residential coding of this area is to be increased to R25 to provide for increased residential development and range of dwelling types and make better use of infrastructure.
- 17 Special Use – Aged Persons Accommodation  
This site comprises Lot 1 Bashford Street, corner of Nineteenth Avenue (RSL site) is being developed for retirement accommodation and a community centre providing a range of facilities for residents.

**E**

**Civic Uses Precinct**

The Civic Uses Precinct will accommodate Council and State Government offices, services and facilities.

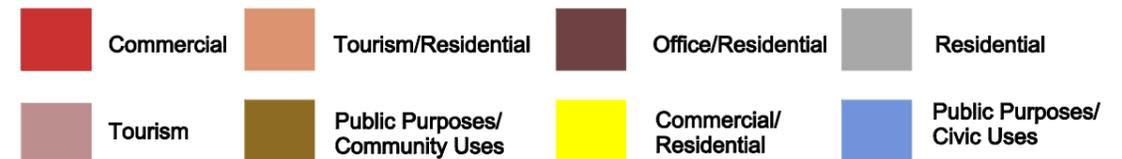
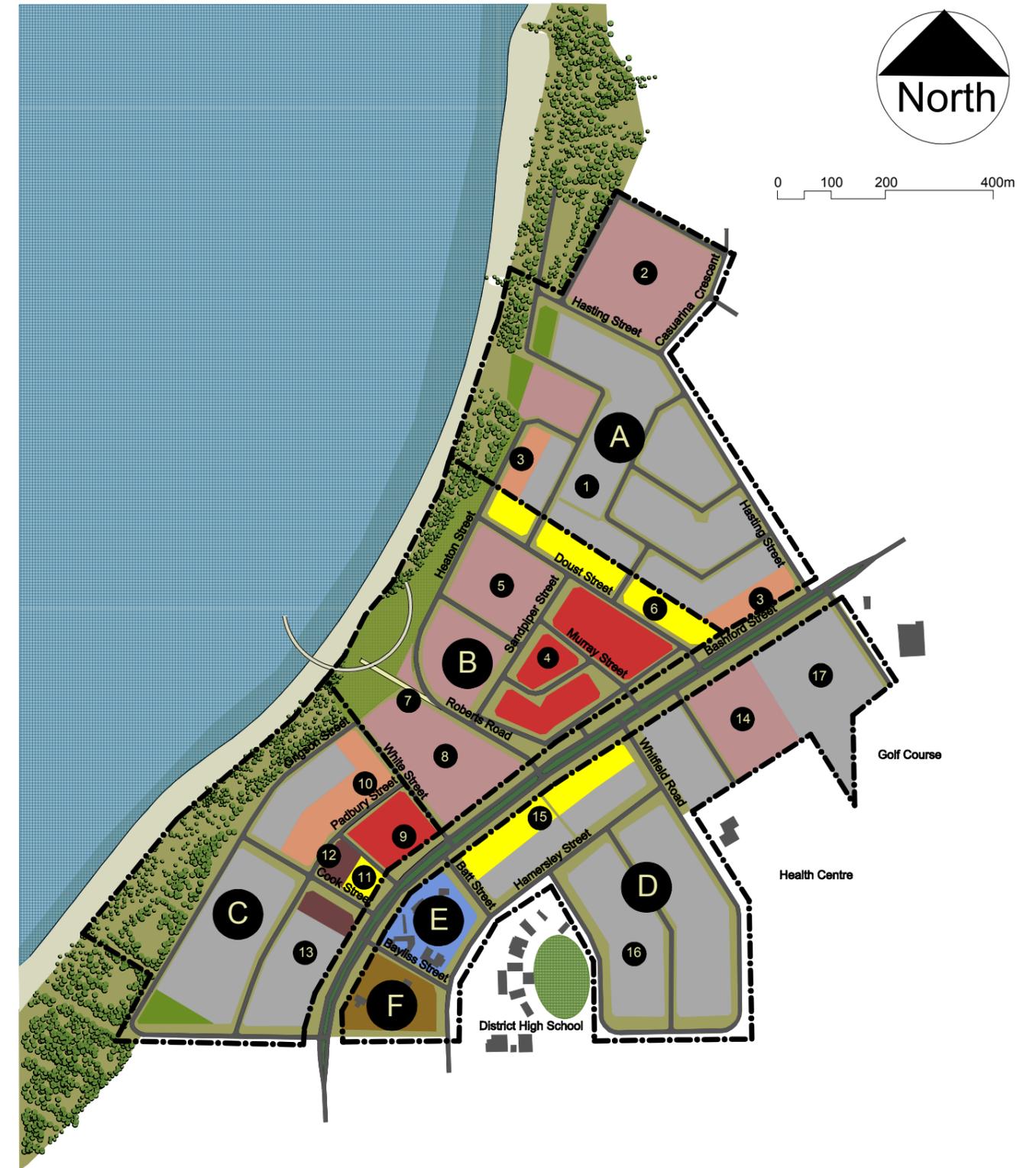
**F**

**Community Uses Precinct**

The Community Uses Precinct will accommodate community facilities and services provided by State and Local Government and Non Government organisations.

# Jurien Bay City Centre Strategy Plan Land Use Map

Prepared by Eaton & Passarelli in association with Urbanix for the Shire of Dandaragan



## APPENDIX B | SEWER INFILL PROJECT

**LEGEND**

- PROPOSED SEWER AND ACCESS CHAMBER
- EXISTING SEWER AND ACCESS CHAMBER
- FUTURE SEWER AND ACCESS CHAMBER
- EXISTING WASTEWATER PRESSURE MAIN
- STAGE RETICULATION BOUNDARY
- DIAMETER OF PIPE IN MILLIMETERS  
IF NO SIZE SHOWN, DIAMETER IS 150.
- ACCESS CHAMBER NUMBER  
DROP NOTATION & CHAMBER DEPTH  
(MS) - INDICATES MAINTENANCE SHAFT
- LOT PREVIOUSLY SERVED  
BUT RELEASED THIS CONTRACT.  
(NOT INCLUDED IN RETIC AREA.)
- LOT SERVED IN THIS RETIC AREA.  
BUT NOT RELEASED THIS CONTRACT.

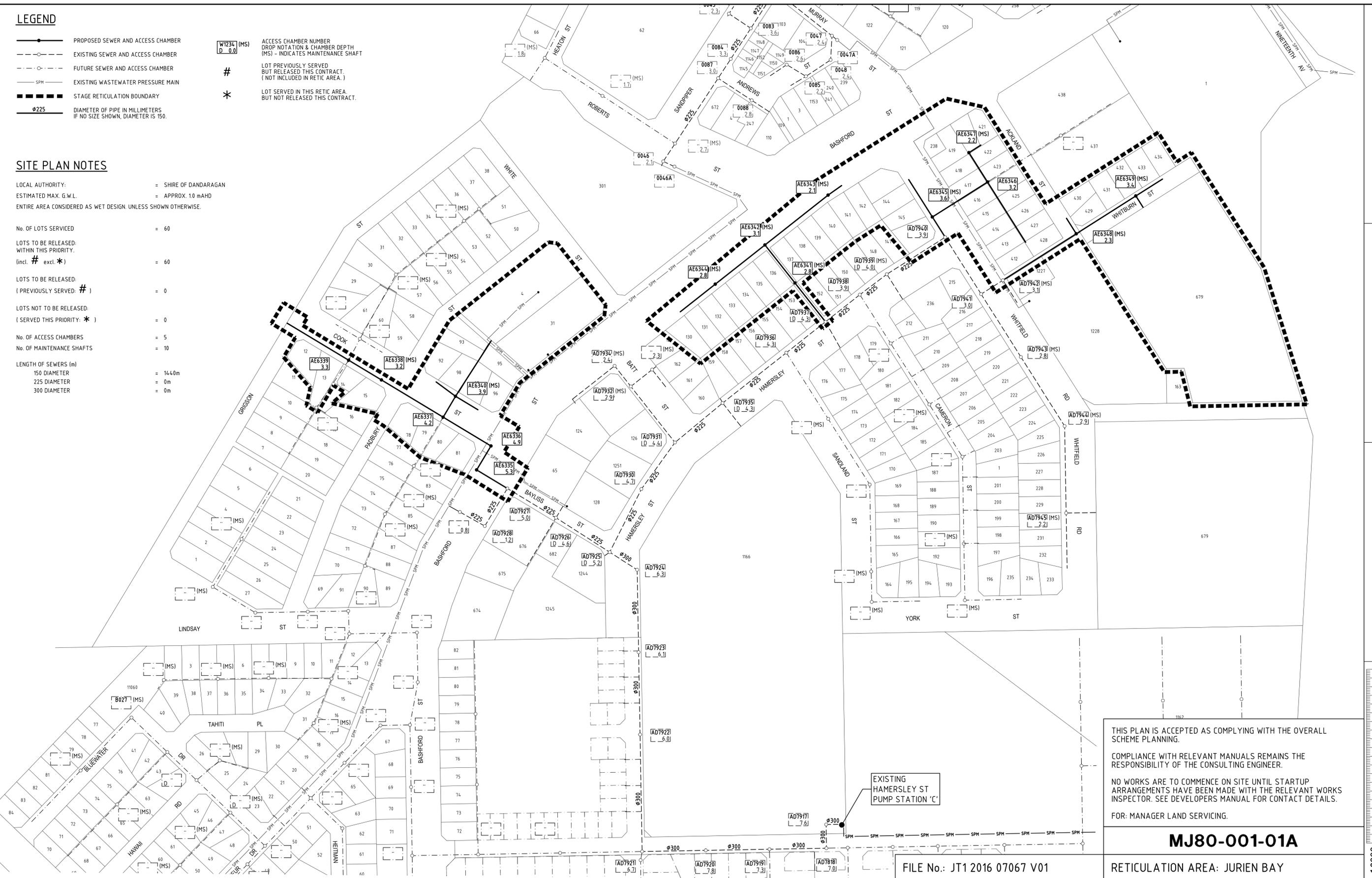
**SITE PLAN NOTES**

LOCAL AUTHORITY: = SHIRE OF DANDARAGAN  
 ESTIMATED MAX. G.W.L. = APPROX. 1.0 mAHD  
 ENTIRE AREA CONSIDERED AS WET DESIGN, UNLESS SHOWN OTHERWISE.

No. OF LOTS SERVICED = 60  
 LOTS TO BE RELEASED:  
 WITHIN THIS PRIORITY,  
 (incl. # excl. \*) = 60  
 LOTS TO BE RELEASED:  
 (PREVIOUSLY SERVED: # ) = 0  
 LOTS NOT TO BE RELEASED:  
 (SERVED THIS PRIORITY: \* ) = 0  
 No. OF ACCESS CHAMBERS = 5  
 No. OF MAINTENANCE SHAFTS = 10  
 LENGTH OF SEWERS (m)  
 150 DIAMETER = 14.40m  
 225 DIAMETER = 0m  
 300 DIAMETER = 0m

DATE PLOTTED: 19 August, 2016 - 2:05pm

XREF: s:\CAD\_X\_CONT\_X\_SEWER\_PLANNING\CAD\_FILES\F:\Projects\CW962500\_Shire\_of\_Dandaragan\_Additional\_Sewer\_Info\15\_Technical\Civil\CAD\CW962500-CI-S1-S2-WD-0.dwg



EXISTING  
HAMERSLEY ST  
PUMP STATION 'C'

THIS PLAN IS ACCEPTED AS COMPLYING WITH THE OVERALL SCHEME PLANNING.  
 COMPLIANCE WITH RELEVANT MANUALS REMAINS THE RESPONSIBILITY OF THE CONSULTING ENGINEER.  
 NO WORKS ARE TO COMMENCE ON SITE UNTIL STARTUP ARRANGEMENTS HAVE BEEN MADE WITH THE RELEVANT WORKS INSPECTOR. SEE DEVELOPERS MANUAL FOR CONTACT DETAILS.  
 FOR: MANAGER LAND SERVICING.

**MJ80-001-01A**

RETICULATION AREA: JURIE BAY

FILE No.: JT1 2016 07067 V01

SHIRE OF DANDARAGAN

ADDITIONAL SEWER INFILL  
JURIE BAY

PRELIMINARY

Drawn	JYY	Date	14.07.2016
Designed	SH	Date	21.07.2016
Checked	NT	Date	16.08.2016
Reviewed	NT	Date	16.08.2016
Approved	SH	Date	21.07.2016

SEWER SITE PLAN

Date	14.07.2016	Datum	A.H.D	Scale	1:200	Size	A1
Drawing Number	CW962500-CI-S1			Revision	C		



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Rev	Date	Description	Drawn	Appr
C	12.08.2016	ADDITIONAL CONNECTIONS ADDED	JYY	SH
B	03.08.2016	AMENDED AS PER WC REVIEW	JYY	SH
A	14.07.2016	INITIAL ISSUE	JYY	SH

## APPENDIX C | COASTAL EROSION HAZARD MAP



**Legend**  
 Inland boundary of predicted vulnerability

- 2016
- 2030
- 2070
- 2110



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Shire of Dandaragan  
**Jurien Bay**  
**Coastal Erosion Hazard Map**



0 0.25  
 kilometers

Date: 20/03/2017  
 Job No: 59917806  
 Coordinate System: MGA 94 Zone 50

This map was prepared on the basis that no future active management of the coastline occurs. Vulnerability boundary lines have been modelled based on data produced by GHD (2015), and considers: a 1% AEP storm event (or 1 in 100 year ARI); historical erosion; sea level rise of 0.9 m by 2110; safety factor of 0.2 m per year; and do not take into consideration existing coastal structures.

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## APPENDIX D | ZONING TABLE

**TABLE 1: ZONING TABLE**

Special Use Zone: Use in accordance with Schedule 4

Special Development Zone: Use in accordance with Schedule 8

Use Classes	P-Permitted			D – Discretion			A – Advertising			X – Not Permitted		Special Development
	Residential	Commercial	Industrial	Harbour	Marine Services	Mixed Use	Rural	Rural Residential	Tourist			
Aged or Dependent Persons	A	X	X	X	X	X	X	X	D			
Agriculture Extensive	X	X	X	X	X	X	P	X	X			
Agriculture Intensive	X	X	X	X	X	X	D*	X	X			
Agroforestry	X	X	X	X	X	X	D*	X	X			
Animal Husbandry Intensive	X	X	X	X	X	X	D*	X	X			
Aquaculture	D	D	D	D	D	X	D	X	X			
Bed and Breakfast	A	P	X	X	X	P	A	D	P			
Cabin	X	X	X	X	X	X	A	A	P			
Caravan Park	X	X	X	X	X	X	X	X	P			
Caretakers Dwelling	D	D	D	D	X	D	D	D	D			
Chalet	X	X	X	X	X	X	A	A	A			
Child Care Premises	X	D	X	X	X	D	X	X	X			
Cinema / Theatre	X	P	X	X	X	D	X	X	P			
Civic Use	X	D	X	A	X	D	X	X	D			
Club Premises	X	D	X	D	X	D	X	X	D			
Community Purposes	X	D	X	D	X	D	A	X	D			
Consulting Rooms	A	P	D	X	X	P	X	X	X			
Convenience Store	A	P	D	X	D	D	X	X	D			
Corrective Institution	X	X	D	X	X	X	D	X	X			
Cottage Industry	A	D	P	X	X	D	D	D	D			
Single House	P	D	X	X	X	X	P	P	D			
Educational	D	D	X	D	X	D	X	X	X			
Exhibition Centre	X	D	D	X	X	D	X	X	X			
Extractive Industry	X	X	X	X	X	X	A	X	X			
Fast Food Outlet	X	P	D	D	D	D	X	X	D			
Fuel Depot	X	X	A	D	D	X	X	X	X			
Funeral Parlour	X	A	D	X	X	X	X	X	X			
General Industry	X	X	P	X	X	X	X	X	X			
Group Dwelling	A	X	X	X	X	X	X	X	D			
Holiday House	D	X	X	X	X	P	P	P	P			
Home Occupation	D	D	X	X	X	D	P	D	D			
Hospital	X	D	X	X	X	X	X	X	X			
Hotel	X	P	X	A	X	A	X	X	P			
Industry Rural	X	X	P	X	X	X	A	X	X			
Light Industry	X	X	D	D	D	X	X	X	X			
Market	X	P	D	X	X	D	X	X	D			
Mining Industry	X	X	P	X	X	X	A	X	X			
Motel	X	P	X	X	X	A	X	X	P			
Motor Vehicle Repairs	X	P	P	X	X	X	X	X	X			
Multiple Dwelling	A	X	X	X	X	P	X	X	D			
Night Club	X	D	X	X	X	X	X	X	P			
Office	X	P	A	D	D	P	X	X	X			
Roadhouse AMD 6 GG 30/11/12	X	D	X	X	X	X	X	X	X			
Park Home	X	X	X	X	X	X	X	X	P			
Place of Worship	A	X	X	X	X	D	A	X	D			
Reception Centre	X	D	X	X	X	D	X	X	D			
Residential Building	D	X	X	X	X	D	X	X	D			
Resort	X	X	X	P	X	A	A	X	P			
Restaurant	A	P	X	A	D	P	X	X	P			
Rural Pursuit	X	X	X	X	X	X	P	D	A			
Serviced Apartment	X	X-D	X	P	X	P	X	X	P			

Service Industry	X	X	P	D	D	<b>D</b>	X	X	X
Service Station	X	<b>P A</b>	D	A	X	<b>A</b>	X	X	D
Shop	X	P	D	A	D	<b>D</b>	X	X	D
Showroom AMD 6 GG 30/11/12	X	D	D	D	X	<b>D</b>	X	X	X
Tavern	X	P	X	A	X	<b>A</b>	X	X	P
Trade Display	X	P	P	D	D	<b>D</b>	X	X	X
Veterinary Centre	X	D	D	X	X	<b>A</b>	A	X	X
Warehouse	X	D	P	D	D	<b>X</b>	X	X	X

\* Agriculture Intensive, Agroforestry, and Animal Husbandry-Intensive are “D” uses in a Public Drinking Water Supply Area where Local government will have due regard to the potential impact on groundwater quality. (See5.22)

## APPENDIX E | BASHFORD STREET UPGRADE CONCEPT



Rev.	Date	Description	Des.	Verif.	Appd.
A	30/05/2017	ISSUED FOR CLIENT REVIEW	MU	VC	MU

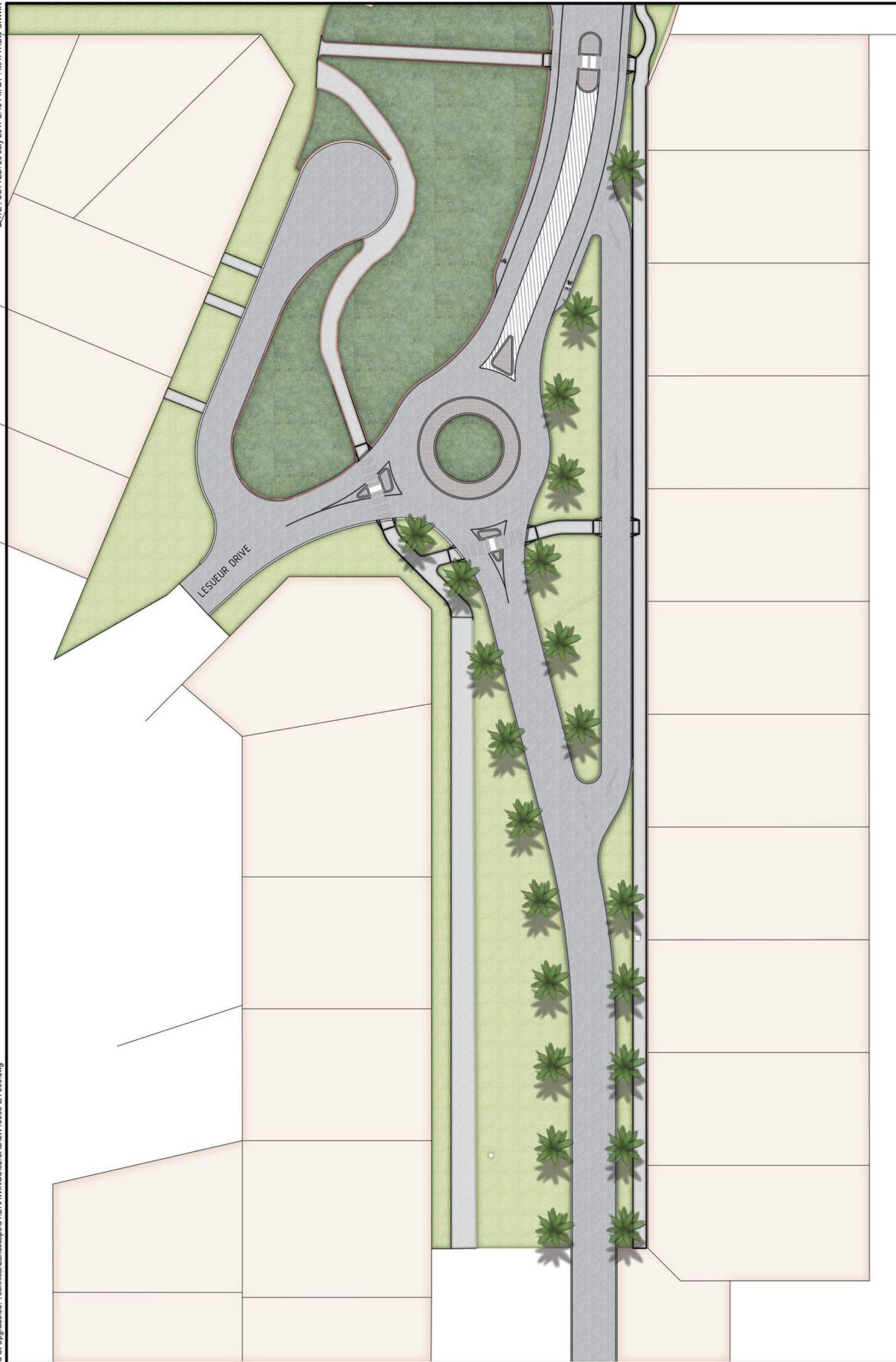
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Drawn	MN	Date	22/06/2017
Checked	VC	Date	22/06/2017
Designed	MU	Date	22/06/2017
Verified		Date	
Approved		Date	
MU		Date	22/06/2017

Client	SHIRE OF CAPEL
Project	BASHFORD ST UPGRADE - LANDSCAPE DESIGN
Title	COVER PAGE

Status	<b>PRELIMINARY</b>			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Datum	Date	Scale	Size	
A.H.D.	JUN. 2017	1:200	A1	
Drawing Number	LW13003-LA-000			Revision
				A



Rev.	Date	Description	Des.	Verif.	Appd.
A	30/05/2017	ISSUED FOR CLIENT REVIEW	MU	VC	MU

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Designed	MU	Date	22/06/2017
Verified		Date	
Approved		Date	
MU		22/06/2017	

Client	SHIRE OF CAPEL
Project	BASHFORD ST UPGRADE - LANDSCAPE DESIGN
Title	MASTERPLAN

Status	<b>PRELIMINARY</b>			
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A.H.D.	JUN. 2017	1:200	A1	
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LOCALITION PLAN (NTS)

Rev.	Date	Description	Des.	Verif.	Appd.
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Designed	MU	Date	22/06/2017
Verified		Date	
Approved		Date	
MU		22/06/2017	

Client	SHIRE OF CAPEL
Project	BASHFORD ST UPGRADE - LANDSCAPE DESIGN
Title	MASTERPLAN

Status	<b>PRELIMINARY</b>			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
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A.H.D.	JUN. 2017	1:200	A1	
Drawing Number	LW13003-LA-000			Revision
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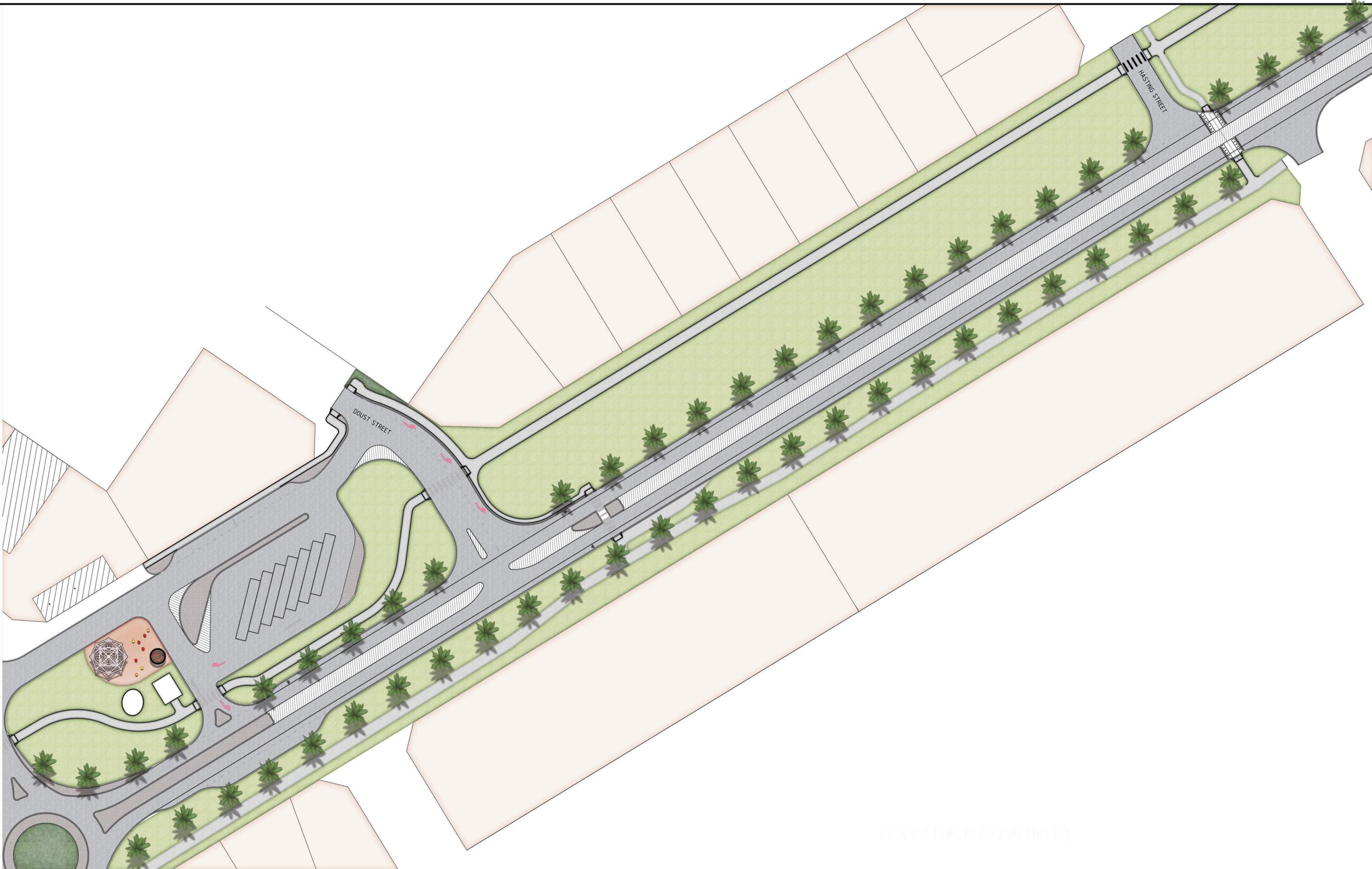
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MU		22/06/2017	

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Project	BASHFORD ST UPGRADE - LANDSCAPE DESIGN
Title	MASTERPLAN

Status	PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Datum	Date	Scale	Size	A1
A.H.D.	JUN. 2017	1:200		
Drawing Number	LW13003-LA-000			Revision
				A

DATE PLOTTED: 20 July 2017 9:22 AM BY: MATTHEW UNWIN



LOCATION PLAN (N18)

XREFs: X-CIVIL-BASE; X-SURVEY-BASE; X-EX-SERVICES; X-SWALE-BASE  
 CAD File: G:\Civ\2017\131\W13003 BASHFORD ST Upgrade\05\_TechnicalLandscape\01\_DRAWINGS\02\_CAD\LW13003-LA-000.dwg

Rev.	Date	Description	Des.	Verif.	Appd.
A	30/05/2017	ISSUED FOR CLIENT REVIEW	MU	VC	MU

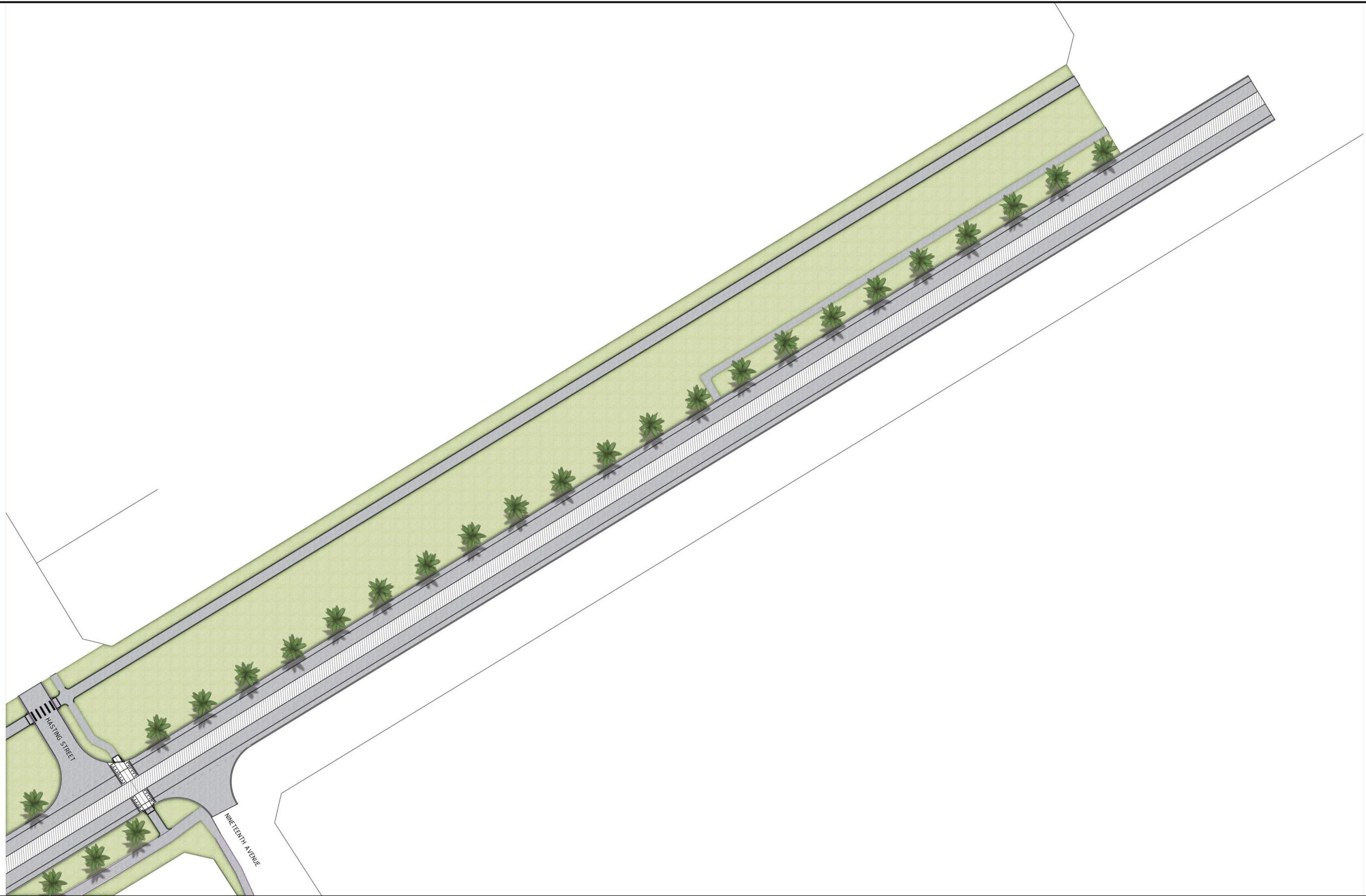
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Designed	MU	Date	22/06/2017
Verified		Date	
Approved		Date	
MU		22/06/2017	

Client	SHIRE OF CAPEL
Project	BASHFORD ST UPGRADE - LANDSCAPE DESIGN
Title	MASTERPLAN

Status	<b>PRELIMINARY</b>			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Datum	Date	Scale	Size	
A.H.D.	JUN. 2017	1:200	A1	
Drawing Number	LW13003-LA-000			Revision
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Rev.	Date	Description	Des.	Verif.	Appd.
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Verified		Date	
Approved		Date	
MU		22/06/2017	

Client	SHIRE OF CAPEL
Project	BASHFORD ST UPGRADE - LANDSCAPE DESIGN
Title	MASTERPLAN

Status	<b>PRELIMINARY</b>			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Datum	Date	Scale	Size	
A.H.D.	JUN. 2017	1:500	A1	
Drawing Number	LW13003-LA-000			Revision
				A

# SHIRE OF DANDARAGAN Local Planning Scheme No. 7 Amendment No. 34



## LOCAL SCHEME RESERVES

- Local Road
- Parks and Recreation
- Public Purposes
- Public Purposes : Church
- Public Purposes : Emergency Services
- Public Purposes : Fire Services
- Public Purposes : Local Government
- Public Purposes : Utility
- Public Purposes : School
- Public Purposes : Communications Facility

## LOCAL SCHEME ZONES

- Commercial
- Industrial
- Residential
- APA Special use : Aged Persons Accomodation
- Tourist
- Mixed Use

## OTHER

- Scheme Boundary
- A1 Additional Use
- R20 R Codes
- SU1 Special Use Area
- Waterbodies



**RESOLUTION TO ADOPT AMENDMENT TO  
LOCAL PLANNING SCHEME**

**Shire of Dandaragan Local Planning Scheme No. 7  
Amendment No. 34**

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning Lots 283-289 Heaton St from Residential R12.5 to Tourist.
2. Rezoning Lots 1 & 2 Hasting St and Lots 251-258 Bashford St Residential R12.5 to Tourist.
3. Rezoning Lots 429 – 434 from Residential R12.5 to Tourist.
4. Rezoning Lots 37 & 38 Grigson St and Lots 50-60 Padbury St from Residential R12.5 to Tourist.
5. Rezoning Lots 1 & 2 Heaton St and Lot 690, 11 & 12 Dalton St and pt Lot 259 – 262 and Lots 369 & 370 and pt Lot 1215 Doust St from Residential R12.5 to Mixed Use.
6. Rezoning Lots 162 Batt St and Lots 130-142 Bashford St and Lots 143 & 144 Whitfield Rd from Residential R12.5 to Mixed Use.
7. Deleting Additional Use 4 and rezoning Lots 129 Batt St from Residential R12.5 to Mixed Use.
8. Deleting Additional Use 1 and rezoning Lots 1 & 2 Padbury St, Lots 78-81, 92, 96-98 Cook St and Lot 95 Bashford St from Residential R12.5 to Mixed Use.
9. Recoding all residential zoned lots within the City Centre area from Residential R12.5 to Residential R12.5/25.
10. Reclassifying Lot 675 Bashford St from Public Purposes: Fire Services to Public Purposes: Emergency Services.
11. Reclassifying Lot 674 & 676 Bashford St from Public Purposes: Church to Public Purposes.
12. Reclassifying Lot 125 Bashford St from Public Purposes: Utility to Public Purposes: Emergency Services.
13. Introducing objectives for the Mixed Use zone under Clause 3.2 as follows:
  - *To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
  - *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*
14. Introducing an additional objective for the Tourist Zone under Clause 3.2 as follows:
  - *To allow limited residential uses where consistent with an adopted Local Development Plan or Local Planning Policy.*
15. Deleting Clause 4.2.6 and introducing Clause 4.3.1 and 4.3.2 as follows:

*'4.3.1 Within areas that are dual coded on the Scheme Map, development and subdivision in accordance with the higher code shall only be supported where reticulated sewerage is available.'*

*'4.3.2 For lots coded R12.5/25, the Council may support development or subdivision to a maximum density of R30 where the lot is located on a corner, complies with the provisions of the R30 density coding, an approved development approval and any related Local Planning Policy.'*

16. Introducing Clause 4.3.3 as follows:

*'Within the City Centre, the Residential Design Code for any mixed use, multiple dwelling or, where permissible, grouped dwelling development in the Mixed Use or Tourist Zone shall be up to a maximum of R80. In order to qualify for residential development up to R80, a local planning framework in the form of a Local Development Plan or Local Planning Policy should be developed which would establish design guidelines addressing matters including, but not limited to achieving high quality built form, site responsive design, mixed uses, landscaping, efficient access and parking.'*

17. Amending the Table 1: Zoning Table by introducing the permissibility of use classes under the Mixed Use zone and amending various land use permissibility anomalies as indicated in bold text as follows:

**TABLE 1: ZONING TABLE**

*Special Use Zone: Use in accordance with Schedule 4*

*Special Development Zone: Use in accordance with Schedule 8*

Use Classes	P-Permitted		D – Discretion				A – Advertising			X – Not Permitted	
	Residential	Commercial	Industrial	Harbour	Marine Services	Mixed Use	Rural	Rural Residential	Tourist	Special Development	
Aged or Dependent Persons	A	X	X	X	X	<b>X</b>	X	X	D		
Agriculture Extensive	X	X	X	X	X	<b>X</b>	P	X	X		
Agriculture Intensive	X	X	X	X	X	<b>X</b>	D*	X	X		
Agroforestry	X	X	X	X	X	<b>X</b>	D*	X	X		
Animal Husbandry Intensive	X	X	X	X	X	<b>X</b>	D*	X	X		
Aquaculture	D	D	D	D	D	<b>X</b>	D	X	X		
Bed and Breakfast	A	P	X	X	X	<b>P</b>	A	D	P		
Cabin	X	X	X	X	X	<b>X</b>	A	A	P		
Caravan Park	X	X	X	X	X	<b>X</b>	X	X	P		
Caretakers Dwelling	D	D	D	D	X	<b>D</b>	D	D	D		
Chalet	X	X	X	X	X	<b>X</b>	A	A	A		
Child Care Premises	X	D	X	X	X	<b>D</b>	X	X	X		
Cinema / Theatre	X	P	X	X	X	<b>D</b>	X	X	P		
Civic Use	X	D	X	A	X	<b>D</b>	X	X	D		
Club Premises	X	D	X	D	X	<b>D</b>	X	X	D		
Community Purposes	X	D	X	D	X	<b>D</b>	A	X	D		
Consulting Rooms	A	P	D	X	X	<b>P</b>	X	X	X		
Convenience Store	A	P	D	X	D	<b>D</b>	X	X	D		
Corrective Institution	X	X	D	X	X	<b>X</b>	D	X	X		
Cottage Industry	A	D	P	X	X	<b>D</b>	D	D	D		
Single House	P	D	X	X	X	<b>X</b>	P	P	D		
Educational	D	D	X	D	X	<b>D</b>	X	X	X		
Exhibition Centre	X	D	D	X	X	<b>D</b>	X	X	X		
Extractive Industry	X	X	X	X	X	<b>X</b>	A	X	X		
Fast Food Outlet	X	P	D	D	D	<b>D</b>	X	X	D		
Fuel Depot	X	X	A	D	D	<b>X</b>	X	X	X		
Funeral Parlour	X	A	D	X	X	<b>X</b>	X	X	X		
General Industry	X	X	P	X	X	<b>X</b>	X	X	X		
Group Dwelling	A	X	X	X	X	<b>X</b>	X	X	D		
Holiday House	D	X	X	X	X	<b>P</b>	P	P	P		
Home Occupation	D	D	X	X	X	<b>D</b>	P	D	D		
Hospital	X	D	X	X	X	<b>X</b>	X	X	X		

Hotel	X	P	X	A	X	<b>A</b>	X	X	P
Industry Rural	X	X	P	X	X	<b>X</b>	A	X	X
Light Industry	X	X	D	D	D	<b>X</b>	X	X	X
Market	X	P	D	X	X	<b>D</b>	X	X	D
Mining Industry	X	X	P	X	X	<b>X</b>	A	X	X
Motel	X	P	X	X	X	<b>A</b>	X	X	P
Motor Vehicle Repairs	X	P	P	X	X	<b>X</b>	X	X	X
Multiple Dwelling	A	X	X	X	X	<b>P</b>	X	X	D
Night Club	X	D	X	X	X	<b>X</b>	X	X	P
Office	X	P	A	D	D	<b>P</b>	X	X	X
Roadhouse AMD 6 GG 30/11/12	X	D	X	X	X	<b>X</b>	X	X	X
Park Home	X	X	X	X	X	<b>X</b>	X	X	P
Place of Worship	A	X	X	X	X	<b>D</b>	A	X	D
Reception Centre	X	D	X	X	X	<b>D</b>	X	X	D
Residential Building	D	X	X	X	X	<b>D</b>	X	X	D
Resort	X	X	X	P	X	<b>A</b>	A	X	P
Restaurant	A	P	X	A	D	<b>P</b>	X	X	P
Rural Pursuit	X	X	X	X	X	<b>X</b>	P	D	A
Serviced Apartment	X	<del>X</del> <b>D</b>	X	P	X	<b>P</b>	X	X	P
Service Industry	X	X	P	D	D	<b>D</b>	X	X	X
Service Station	X	<b>P A</b>	D	A	X	<b>A</b>	X	X	D
Shop	X	P	D	A	D	<b>D</b>	X	X	D
Showroom AMD 6 GG 30/11/12	X	D	D	D	X	<b>D</b>	X	X	X
Tavern	X	P	X	A	X	<b>A</b>	X	X	P
Trade Display	X	P	P	D	D	<b>D</b>	X	X	X
Veterinary Centre	X	D	D	X	X	<b>A</b>	A	X	X
Warehouse	X	D	P	D	D	<b>X</b>	X	X	X

\* Agriculture Intensive, Agroforestry, and Animal Husbandry-Intensive are “D” uses in a Public Drinking Water Supply Area where Local government will have due regard to the potential impact on groundwater quality. (See5.22)

#### 18. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

*The amendment is consistent with the Jurien Bay City Centre Strategy that has been approved by the Shire of Dandaragan; (Section 34).*

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
(Chief Executive Officer)

**COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the Shire of Dandaragan at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RESOLUTION TO ADVERTISE**

by resolution of the Council of the Shire of Dandaragan at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ , 2017, proceed to advertise this Amendment.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDATION**

This Amendment is recommended for \_\_\_\_\_ by resolution of the Shire of Dandaragan at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and the Common Seal of the Shire of Dandaragan was hereunto affixed by the authority of a resolution of the Council in the presence of:

(Seal)

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDATION FOR APPROVAL**

.....  
DELEGATED UNDER S.16 OF  
THE P&D ACT 2005

DATE.....

**APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING

DATE.....

**Schedule of Submissions – Local Planning Scheme Amendment 35 – Jurien Bay City Centre Strategy**

<b>No.</b>	<b>Submitter</b>	<b>Comment/Concern</b>	<b>Shire Officer Response</b>	<b>DPLH Response</b>
1	Main Roads WA	<p>Any future planning applications for the lots zoned “Mixed Use’ and “Tourist’ abutting Bashford Street will need to review the access arrangements to consider:</p> <ul style="list-style-type: none"> <li>• The requirments of section 3.3 under Development Control Policy 5.1 Regional Roads (Vehicular Access);</li> <li>• Preparation of a transport impact statement or assessment to be completed and accepted by Main Roads and the Shire of Dandaragan. The transport impact statement/assessment would ensure that impacts to intersections, the road netowrk and the Bashford Street concept streetscape upgrades are addressed and identify any road upgrades required. To scope the transport impact statement/assessment and the extent of the area to be considered the applicant should meet with Main Roads and the Shire of Dandaragan. It shall need to be completed in accordance with: <ul style="list-style-type: none"> <li>○ WAPC Transport Impact Assessment Guidelines;</li> <li>○ Austroads Guide Traffic Management Part 12 – Traffic Impacts of Development; and</li> <li>○ Main Roads design geometry standards and review process.</li> </ul> </li> </ul> <p>If the transport impact assessment identifies that upgrades to the Main Roads network are required, the upgrades shall require detailed design and contrcution to be completed and funded by the applicant for the works.</p>	Noted.	

2	Department of Communities WA	<p>The Department supports this approach in as far as it is consistent with the <i>Department of Communities (Housing) Strategic Strategy</i> which seeks to deliver greater diversity of housing product and increased supply of affordable housing throughout Western Australia.</p> <p>Development to a maximum residential density of R80 will be supported within the mixed use areas, subject to a Local Development Plan or Local Planning Policy. The Department suggest that the Local Authority includes a requirement for a mix of dwelling units, including a ratio of single bedroom units, as a requirement for development at the maximum density to create diverse housing opportunities and allow for affordable housing options.</p>	Noted.	
3	Department of Fire and Emergency Services WA	<p>Recommendation – insufficient information</p> <p>The proposed Scheme Amendment is within an area designated as bushfire prone and as such should not be supported until such time that the bushfire risk and hazard reduction measures are established and understood.</p> <p>We recommend that this application be deferred to allow the proponent to address the policy requirements of <i>SPP 3.7 Planning in Bushfire Prone Areas</i> and the <i>Guidelines for Planning in Bushfire Prone Areas</i>.</p>	The concern of bushfire prone areas is handled on a case by case basis of development applications through both the planning and building processes by the Shire.	
4	Water Corporation WA	Do not have any issues of concern from a water or wastewater servicing or protection of services perspective.	Noted.	
5	Department of Primary Industries and Regional Development WA	No comment on the scheme amendment.	Noted.	
6	Civil Aviation Safety Authority A	The proposed development amendments do not appear to have a safety impact on aviation.	Noted.	

7	Peter & Nerina Wilding on behalf of Veronica Mitchell Lot 38 Grigson Street	Opposed to having the lot rezoned to tourist.	Noted.	
8	Jo Archibald Lot 4 White Street Jurien Bay Hotel	Enquiring to any changes to the hotel's zoning.	The hotel's zoning will not be affected by the scheme amendment.	
9	Darren Spencer Aussie Outback Supplies	1. For the proposed rezoning. 2. Update on sewer upgrade.	1. Noted. 2. Latest on sewer upgrades can be detailed on request by the Shire at any time.	
10	Lisa Previti Urban Technology Town Planning On behalf of the landowners of 6 Bashford Street	For the rezoning of the property from "Residential" to "Tourist", subject to the following: <ul style="list-style-type: none"> <li>Properties that are being rezoned need to maintain their same or higher R Coding (R12.5 or above R25) for residential style development including single, grouped and multiple dwellings as appropriate. These uses are able to be approved within the Tourist zone and those Residential properties being rezoned should not lose their current development potential; and</li> <li>Properties to be rezoned to Tourist should still maintain the ability to have an ancillary accommodation approved on the site, as per the current provisions of the R Codes.</li> </ul>	The proposed scheme amendment will see an inclusion under clause 3.2 Objectives of the Zones as follow: "To allow limited residential uses where consistent with an adopted Local Development Plan or Local Planning Policy". Generally, appropriate locations for residential development on Tourist zoned land would be in those locations recommended by the JBCCS Plan for tourist/residential development. The subject property is located in such a location and thus such requests are possible. However in a tourist zone the Residential Design Codes are not enforced and would only be used as a guiding policy. Therefore this provides a greater scope of potential development.	

11	Trevor Hughes 12 Cook Street	<ol style="list-style-type: none"> <li>1. Opposed to having his land rezoned to tourist for the reasons of: it will devalue the property; affect any further development; limit the use; and make it non-conforming.</li> <li>2. Issues with notification of the scheme amendment.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. There is positive and negative side to this as a developer may see the opposite side to these issues with more potential for development with the R-Codes not enforced on tourist zoned land.</li> <li>2. All statutory requirements of advertising were undertaken in addition to two allotments of affected landowner letters being sent out and an informal residents meeting at the Shire's administration centre.</li> </ol>	
12	Gavan & Sandra Kaye Brown Padbury Street	<ol style="list-style-type: none"> <li>1. Will the council rates change?</li> <li>2. Appropriateness of some of the permitted use classes of the tourist zone i.e. "nightclub".</li> <li>3. Potential to be treated as a tourist zone on application?</li> <li>4. Clear notification any changes to zoning throughout the whole scheme amendment process.</li> </ol>	<ol style="list-style-type: none"> <li>1. No the rates system of each property is not affected by the scheme amendment.</li> <li>2. The Shire has recognised some of the drafted permissible uses of the tourist zone require modification.</li> <li>3. Good in theory, difficult in a statutory planning sense.</li> <li>4. All statutory requirements of advertising were undertaken in addition to two allotments of affected landowner letters being sent out and an informal residents meeting at the Shire's administration centre. The following decision of Council will be in a public meeting and the subsequent Minister's decision on the scheme will be made public in due course.</li> </ol>	
13	Andy Grigg 15 Padbury Street	No concerns with the proposed rezoning.	Noted.	
14	Ray Walton 2 Grigson Street	For the scheme amendment.	Noted.	
15	Roy Killen	For the scheme amendment.	Noted.	

16	GP & GHA Webb 7 Heaton Street	Opposed to the rezoning of Heaton Street for the reasons of: 1. wanting the residential zone they have lived in for 30 years to remain; and 2. the lack of demand for more tourist zoned land.	1. Noted. 2. Contravening to the Jurien Bay City Centre Strategy.	
17	Anna E O'Dowd 6 Heaton Street & 15 White Street	1. Opposed to the rezoning of Heaton Street. 2. Over allocation of tourist zoned land already. 3. Possible reduction in the value of the property and alterations to insurance and rates. 4. Non-conforming use concerns if the rezoning was passed.	1. Noted. 2. Contravening to the JBCCS. 3. Noted. Noted. The rates system of each property is not affected by the scheme amendment 4. Noted.	
18	G & L Lesson 3 Heaton Street	1. Opposed to the rezoning of Heaton Street. 2. Would like to be notified when the item goes before council. 3. Issues with notification of the scheme amendment.	1. Noted. 2. Amendment 35 will go before council at the February 22nd council meeting. 3. All statutory requirements of advertising were undertaken in addition to two allotments of affected landowner letters being sent out and an informal residents meeting at the Shire's administration centre.	
19	QG Martinson & NB Lewis 5 Heaton Street	1. Opposed to the rezoning of Heaton Street. 2. Questioned when this matter would go before council. 3. Appropriateness of some the permitted use classes of the tourist zone. 4. Non-conforming use concerns if the rezoning was passed. 5. Reduction in the value of the property. 6. Outlined there is little viability of a tourist development on the property.	1. Noted. 2. Amendment 35 will go before council at the February 22nd council meeting. 3. The Shire has recognised some of the drafted permissible uses of the tourist zone require modification. 4. Noted. 5. Noted. 6. Noted.	
20	CD & AV Cook 1 Heaton Street	Opposed to rezoning of Heaton Street.	Noted.	
21	JW & AD Eyden 2 Heaton Street	""	""	

22	Colin & Susanne Adams 4 Heaton Street	""	""	
23	William Pipe 8 Heaton Street	""	""	
24	WH & BC Johns 9 Heaton Street	""	""	
25	Andrew & Judith Nyman 12 Bower Street	<p>Opposed to the rezoning of properties on Bashford Street Between Doust and Hasting Streets from "Residential" to "Tourist" because:</p> <ol style="list-style-type: none"> <li>1. Should remain a residential area for the amenity benefits.</li> <li>2. No reasons given for the proposed rezoning.</li> <li>3. No consideration has been given to the effect of the rezoning on the adjacent residents.</li> <li>4. Under the Tourism Strategy the town does not need additional land zoned for tourist purposes.</li> <li>5. Land use conflict concerns between tourist and residential zones.</li> <li>6. Alternative sites for such rezoning.</li> <li>7. A vacant site in Hasting Street had its tourist rezoning removed because it was surrounded by residential housing.</li> <li>8. Not appropriate to located tourist land uses in close vicinity to the RSL Village.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. The JBCCS is reasoning for the proposed rezoning.</li> <li>3. This advertising process seeks public feedback on the proposed scheme amendment.</li> <li>4. The Local Tourism Planning Strategy summarised tourist land of the Shire in a larger and different context compared to the JBCCS which proposed incremental changes of small scale portions of land.</li> <li>5. Noted.</li> <li>6. Noted.</li> <li>7. This site was recommended to be rezoned back to residential by the Local Tourism Planning Strategy. A subsequent scheme amendment took place. However the current proposed rezoning is for areas directly adjacent to the central commercial/tourist precincts which were deemed appropriate by the JBCCS.</li> <li>8. Noted.</li> </ol>	
26	Kate & Gerald Cook 8 Bower Street	""	""	
27	Suzanne & David Doherty	""	""	

	1A Hasting Street			
28	Marie Burgess Unit 1 RSL Village	“”	“”	
29	Gordon & Rhonda Schnaars Unit 25 RSL Village	“”	“”	
30	Bill Strchan & Colleen Austin	“”	“”	
31	M Carter RSL Village	“”	“”	
32	Max & Marralyn Polglase Unit 11 RSL Village	“”	“”	
33	Ian & Marylyn Duire Unit 36 RSL Village	“”	“”	
34	Jim Dennise RSL Village	“”	“”	
35	Eddy & Barbara Duncan Unit 33 RSL Village	“”	“”	
36	Graham & Lynette Lyon Unit 16 RSL Village	“”	“”	
37	Ian Kelly Principal/Director Jurien Bayview Realty	<ol style="list-style-type: none"> <li>1. Questions the full endorsement and adoption of the JBCCS by Council.</li> <li>2. Questions why the scheme amendment is different in some areas compared to the JBCCS.</li> <li>3. No consideration has been given to the effect of the rezoning on the adjacent residents.</li> <li>4. Questioned changes to the zoning table in regards to service apartments and service stations.</li> <li>5. Questioned recently approved serviced apartment development.</li> <li>6. Questioned rezoning to tourist of multiple</li> </ol>	<ol style="list-style-type: none"> <li>1. The JBCCS was fully endorsed and adopted by Council and the WAPC as a local strategic planning strategy on the 6 August 2012.</li> <li>2. The JBCCS is a local strategic planning strategy which guides the local statutory planning document, local planning scheme no.7. Scheme amendment 35 aims to align local planning scheme no.7 with the land use planning envisioned by the JBCCS. Implementing strategic visions into</li> </ol>	

		<p>properties envisioned by the JBCCS to be dual zoned tourist/residential.</p> <ol style="list-style-type: none"> <li>7. Opposed to the rezoning of properties to solely tourist.</li> <li>8. Questioned rezoning to mixed use of multiple properties envisioned by the JBCCS to be dual zoned commercial/residential.</li> <li>9. Concerns on how the whole scheme amendment process has been undertaken.</li> </ol>	<p>statutory planning documents often results in slight changes to fit the letter of the law. An example in this sense is the Shire cannot have the dual zone of residential/tourist envisioned by the JBCCS in local planning scheme no.7 as outlined by the Planning and Development Regulations 2015.</p> <ol style="list-style-type: none"> <li>3. This advertising process seeks public feedback on the proposed scheme amendment.</li> <li>4. This is a warranted part of a scheme amendment.</li> <li>5. This development was approved through the process of scheme amendment in its own right.</li> <li>6. *See point 2 above.</li> <li>7. Noted.</li> <li>8. A mixed use zone is essential the same just different wording of a commercial/residential zone. Mixed use is the lawful name under the Planning and Development Regulations 2015.</li> <li>9. All statutory requirements of advertising were undertaken in addition to two allotments of affected landowner letters being sent out and an informal residents meeting at the Shire's administration centre. The following decision of Council will be in a public meeting and the subsequent Minister's decision on the scheme will be made public in due course.</li> </ol>	
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BE .....

APPLICATION NO: 59/17  
 DATE RECEIVED:  
 RECEIPT NO:

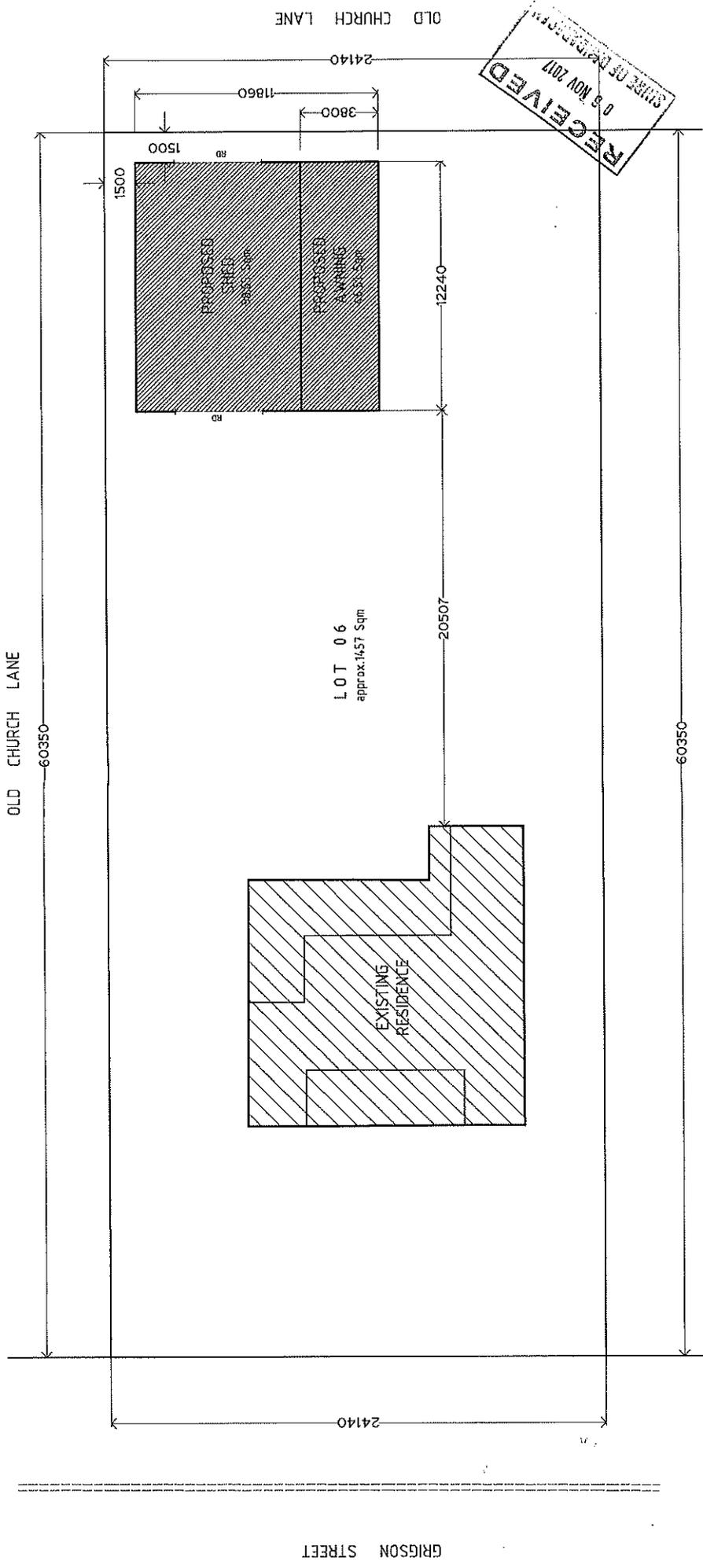
CLAUSE 9.1.1



**SHIRE of DANDARAGAN**

**LOCAL PLANNING SCHEME NO.7  
 DISTRICT ZONING SCHEME  
 APPLICATION FOR PLANNING APPROVAL**

<b>Owner details:</b>		
Name: <u>Janes Tsigullos</u>		
ABN (if applicable)		
Address: <u>15 MULLEWA CREES COOLBINIA</u>		Postcode: <u>6050</u>
Phone Home:	Fax:	Email:
Work: <u>0449 518 887</u>		<u>paul.t@amnet.net.au</u>
Mobile: <u>0449 518 887</u>		
Contact person for correspondence:		
Signature: <u>P. Liqplis</u>		Date: <u>6/11/17.</u>
Signature:		Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Clause 62(2)</i>		
<b>Applicant details:</b>		
Name: <u>leon Murdock</u>		
Address: <u>16 Grogson St Jurien Bay</u>		Postcode: <u>6516</u>
Phone Home:	Fax:	Email:
Work:		<u>Jurienbaybuilding@gmail.com</u>
Mobile: <u>0409 015 163</u>		
Contact person for correspondence:		
The information and plans provided with this application may be made available by local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: <u>[Signature]</u>		Date: <u>6/11/2017</u>
<b>Property Details:</b>		
Lot No: <u>6</u>	House/Street No: <u>19</u>	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: <u>Grogson Street</u>	Suburb: <u>Jurien Bay</u>	
Nearest street intersection <u>Lindsay St</u>		
<b>Proposed development:</b>		
Nature of development: <input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use		



SITE PLAN  
SCALE 1:200

NOTE:  
ALL DIMENSIONS IN MILLIMETRES  
SITE DIMENSIONS SUPPLIED BY THE CLIENT  
RD-ROLLER DOOR

PROPOSED SHED OF JAMES TSIGULLAS RESIDENCE  
19, GRIGSON STREET, JURIE BAY WA 6516

ISSUED FOR BUILDING PERMIT

LEON MURDOCH  
M: 0609015163

SCALE	@ A3	REVISIONS
DATE	02.11.2017	
DRAWN	DEHF	
DWG NO.	J8807-A01	REV.

JURIE BAY BUILDING



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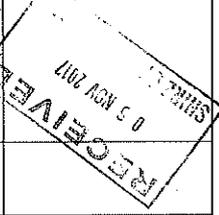
**CLADDING**

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	SM
WALLS	TRIMDEK 0.35 BMT	CB	SM
CORNERS	-	CB	SM
BARGE	-	CB	SM
GUTTER	SHEERLINE	CB	SH
DOWNPIPE	100x50	CB	SM

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

**ACCESSORY SCHEDULE & LEGEND**

QTY	MARK	DESCRIPTION
2	RD1	Steel-Line P.D. Chain "B", 3595 high x 4270 wide Clear Opening C/B
1	L200-37	Larnec Door & Frame Kit, 200/47, Std. 2040 x 820 C/Bond
1	KWN1	AMI - Reg A & B, 790x1505 CLR + FG Fly Screen, Window Kit (RDSF)



ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

**WIND DESIGN**

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2	1.0

CLIENT

James Tsiguilias

SITE

19 Grigson Street  
JURIEN BAY WA 6516

BUILDING

SUNDOWN DELUXE  
8060 SPAN x 3600 EAVE x 12240 LONG  
PLUS 3800 ANNEXE

TITLE

GENERAL ARRANGEMENT

SCALE

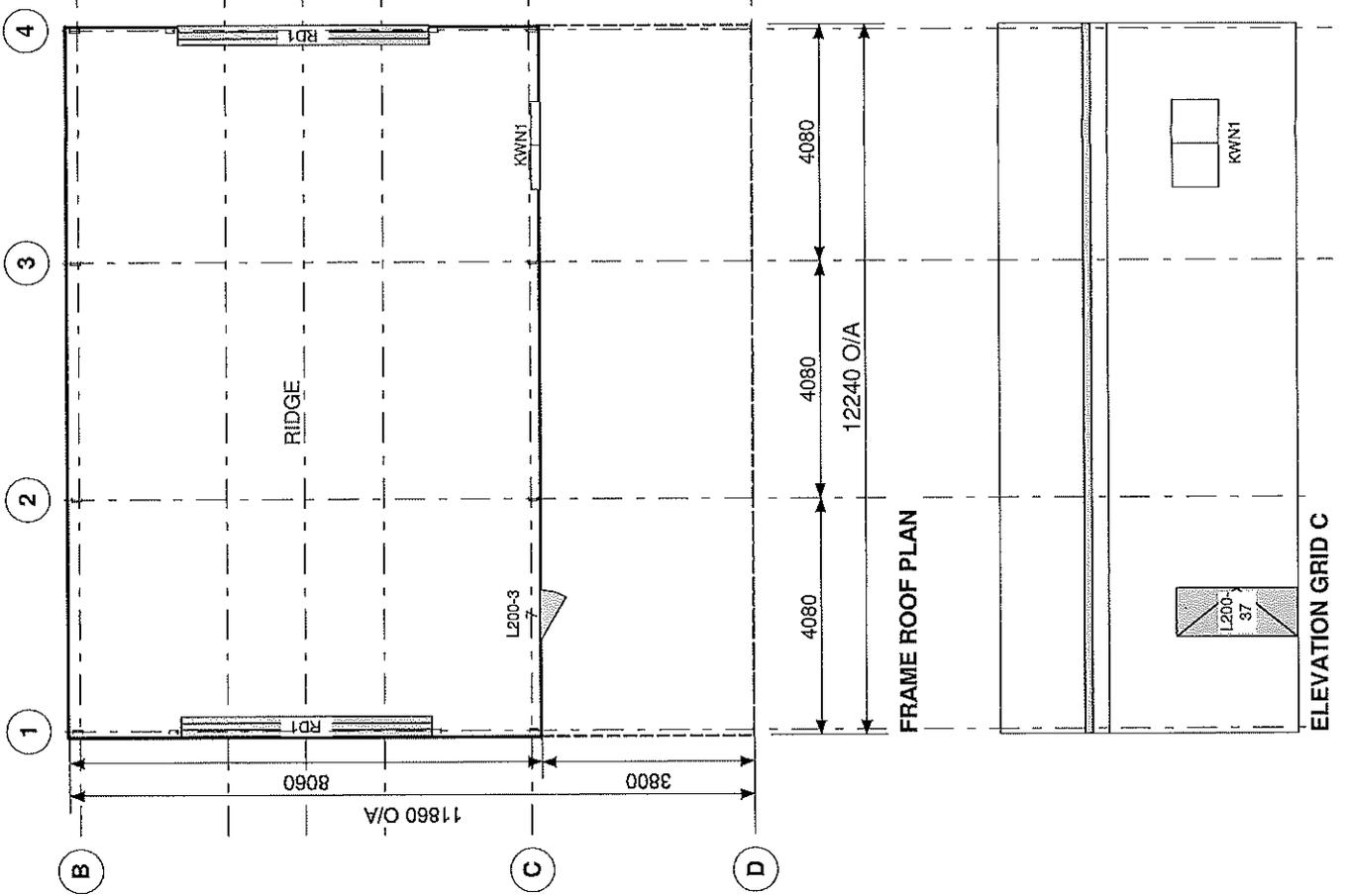
A4 SHEET 1:125

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PAGE

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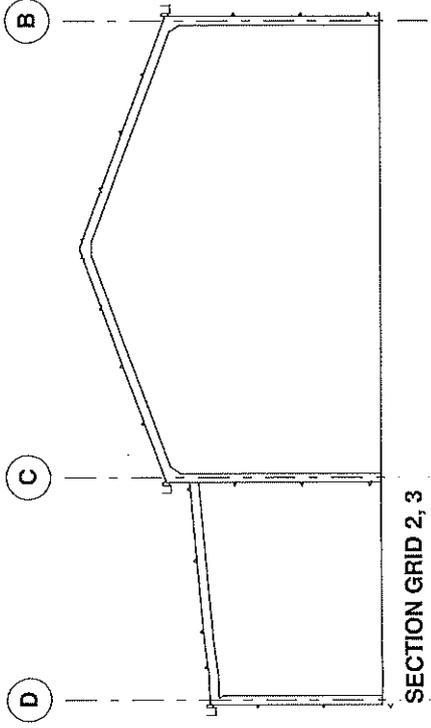
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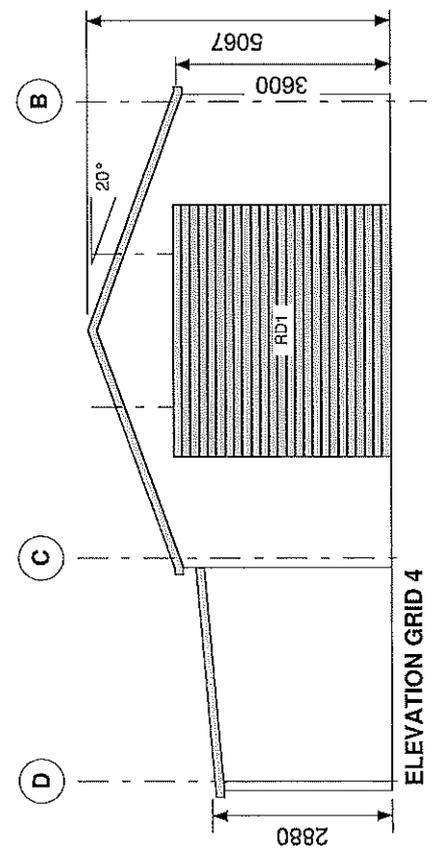
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SECTION GRID 2, 3



ELEVATION GRID 4

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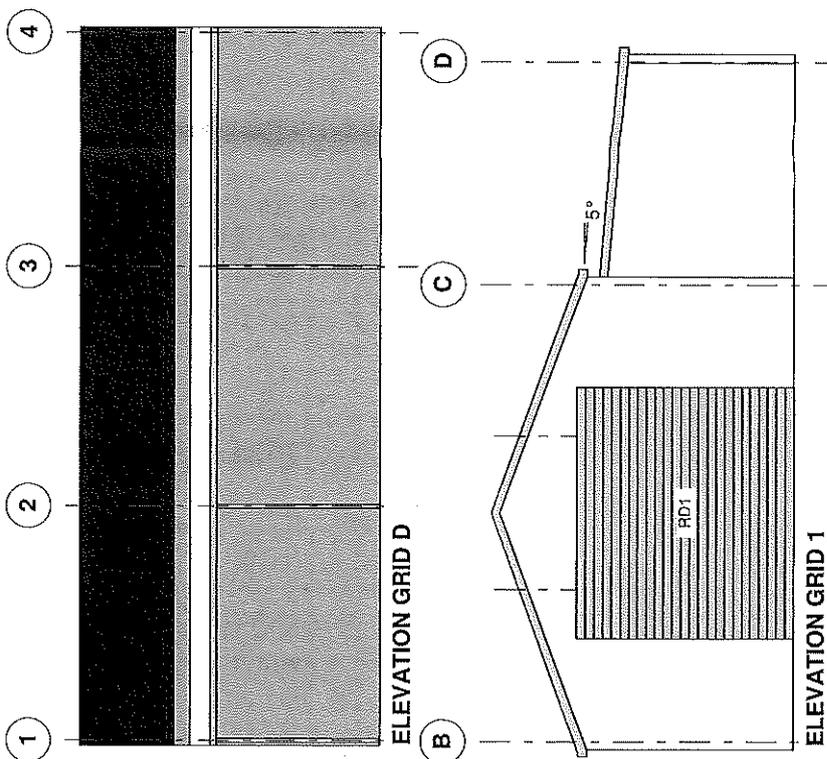
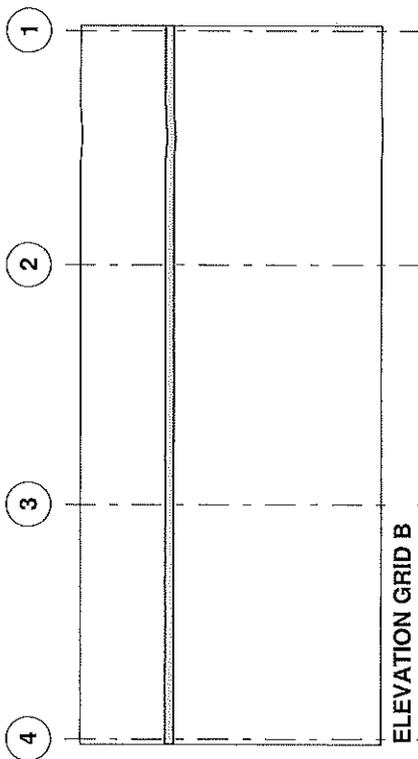


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Scale: 1:2537  
 Projection: GDA94 / MGA zone 50  
 Date: 6/11/2017

**Property Mapping System**

Shire of Dandaragan does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Dandaragan Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.



JURIEN BAY MARINE PARK