

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

**AGENDA AND BUSINESS PAPERS**

for the

**ORDINARY COUNCIL MEETING**

to be held

**AT THE BADGINGARRA COMMUNITY CENTRE, BADGINGARRA**

on

**22 MARCH 2018**

**COMMENCING AT 4.00PM**

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



## ORDINARY COUNCIL MEETING

**22 MARCH 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:

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

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 P 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)
Mr R Mackay	(Planning Officer)

### Apologies

### Approved Leave of Absence

## 3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

## 4 PUBLIC QUESTION TIME

The following question has been received from Mr Wilfred Wimmier

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

During the upcoming Council Meeting in Badgingarra I seek an update from the Council on action taken by the Shire in regards to the complaints of unbearable odour from Perron Place. Have all avenues been explored communicating with the Shire of Gingin? We look forward to being informed that all rules and regulations and as well as licences from various departments are upheld. In particular we are keen receive confirmation that the operation follows a necessary approvals in depositing and spreading bulk quantities of manure and dead birds, such as

- The correct use of land
- That the storage of dead bird and manure entails no health risk to neighbours and environment
- That the Department of Water is satisfied with the waste management plan and there is no risk to the water table in the area.

Furthermore we look forward to be informed who is independently checking the correct procedures being followed.


I look forward to being briefed at the Council Meeting in Badgy. If there is anything we can contribute to resolving these issues, please advise.

**5 APPLICATIONS FOR LEAVE OF ABSENCE****6 CONFIRMATION OF MINUTES****6.1 MINUTES OF THE ORDINARY MEETING HELD 22 FEBRUARY 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 AUDIT COMMITTEE MINUTES – 8 MARCH 2018

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Audit / Internal
Disclosure of Interest:	Nil
Date:	12 March 2018
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Author:	

#### PROPOSAL

To receive the Audit Committee Meeting Minutes (unconfirmed) held on 8 March 2018.

#### BACKGROUND

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

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

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

#### COMMENT

The purpose of the Audit Committee Meeting held 8 March 2018 was to consider the Budget Review for 2017 / 18 and the Compliance Audit Return for 2017.

#### STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

#### ATTACHMENTS

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

- Minutes of the Audit Committee Meeting (unconfirmed) held on 8 March 2018 (Doc Id: 107338)

**(Marked 9.1.1)**


VOTING REQUIREMENT

Simple majority

**OFFICER / COMMITTEE RECOMMENDATION**

**That the unconfirmed minutes of the Audit Committee Meeting held on 8 March 2018 be received.**

### 9.1.2 BUDGET REVIEW 2017 / 2018

Location:	Shire of Dandaragan
Applicant:	N / A
Folder ID:	Business Classification Scheme / Financial Management / Financial Reporting
Disclosure of Interest:	None
Date:	2 March 2018
Author:	Scott Clayton, Manager Corporate Services
Signature of Author:	

#### PROPOSAL

That the budget review for the 2017 / 2018 financial year based on the financial statements from 1 July 2017 to 31 December 2017 be recommended for adoption.

#### BACKGROUND

As part of the amendments to the Financial Management Regulations (1996), Regulation 33A - Review of budget has been inserted.

*"This requires;*

- 1. between 1 January and 31 March in each year, local government is to carry out a review of its annual budget for that year;*
- 2. it is to be submitted to council within 30 days of the review;*
- 3. Council is to consider the review and determine whether or not to adopt the review, any parts of the review or any recommendations made in the review; and*
- 4. a copy of the review and determination is to be then forwarded to the Department within 30 days."*

#### COMMENT

Staff have reviewed the 2017 / 2018 budget to identify any significant variances. The financial statements to the 31 December 2017 have been used as the basis for the review, however, where a variance has occurred and is known prior to the completion of the staff component of the review on 15 February 2018, these have been accounted for.

Attached is a detailed summary of the identified variances, the Rates Setting Statement and other statements showing the effect of these variances.

In addition to the listed changes the actual opening surplus carried forward was \$55,845 more than budgeted.

The budget review for the 2017 / 2018 financial year has been reviewed by the Audit Committee at its meeting held on 8 March 2018 and has been recommended for adoption.

#### CONSULTATION

Nil

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

**STATUTORY ENVIRONMENT**

- Regulation 33A and 34 of the Local Government Financial Management Regulations (1996)

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

The adoption of this budget review will amend the budget with an overall recognition of a surplus of \$191,362.

**STRATEGIC IMPLICATIONS**

2016 – 2026 Strategic Community Plan

<i>Goal 5 - Proactive and Leading Local Government</i>	
Objectives	How the Shire will Contribute
5.2 High Performing Administration	Compliance in all legislative requirements and functions

**ATTACHMENTS**

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

- Budget Review identified variances and statements for the period ending 30 June 2018 (Doc Id: 107310)  
**(Marked 9.1.2)**

**VOTING REQUIREMENT**

Simple Majority

**OFFICER / COMMITTEE RECOMMENDATION**

**That the budget review, as presented with a deficit of \$191,362, be adopted, with the following variances being formally adopted as budget amendments;**

GL	GL Name	Amount DR (CR)	Description
13140	Standpipe	(2,500)	Increase in standpipe usage
13180	other reimbursement	(1,367)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(9,321)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(944)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(354)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(19,764)	Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/6/17
13180	other reimbursement	(927)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(5,000)	JB Chamber of Commerce - Turquoise Way landscape path maintenance

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

13180	other reimbursement	(39)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(38,801)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(4,272)	Refund of registration fees as stamp duty concession was reinstated
13201	Insurance Scheme Dividend	(8,806)	Good driver rebate given 30/06/16 - 30/06/17
13260	Other Reimbursements (No GST)	(3,600)	Housing rental reimbursed through debtors not wages
14120	Grants Commission	28,965	Actual grant differed from estimate in budget
14140	ESL	(10,356)	Additional funding given for overspend of ESL from 16/17
14150	Other grants	(34,023)	Country Local Government Fund grant - traineeships x 2
14150	Other Grants	(8,006)	Regional visitors centre sustainability grant
15112	Other Non-Operating Contributions	(50,000)	Turquoise Way Path Project Reserve funds
20009	Contract EHO Services	(3,375)	Shire of GingIn reimbursement of EHO services
20290	Staff housing rent	3,600	Housing rental reimbursed through debtors not wages
20650	Development Application Fees	(30,000)	Increase in development application income (solar facility)
20820	Sandy Cape Camping	(60,000)	Increase income from Sandy Cape Camping Fees
22120	Fuel Rebate	(9,000)	Increase in fuel rebate able to be claimed
26110	Salaries	(42,288)	Correct Budget allocation error - transferred to waste management from library
26110	Salaries	42,288	Correct Budget allocation error - transferred to waste management from library
26110	Salaries	34,023	Country Local Government Fund grant - payment of wages for traineeships
26550	Staff Housing	9,877	Contract Planning Officer housing
27065	Contract Labour - Other	52,754	Contract Planner salaries
27160	IT Operations	(3,000)	New agreement reduces councillor laptop lease
27160	IT Operations	(3,000)	Docs on Tap costs less than budgeted
27160	IT Operations	10,137	Convert Amlib library system and training
28545	Materials and Contracts (ALL)	1,634	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	1,634	Award new 3 year cleaning contract slightly higher than budgeted
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**AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 MARCH 2018**

28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	160	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	1,634	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28715	Recreation Plan	26,765	Badgingarra Tennis Light Project
28735	Tourism Expenses	8,006	Regional visitors centre sustainability grant
28815	Lease Repayments	7,404	Budget Omission - Civic centre water filter hire
31110	Property Insurance	3,048	Property Insurance endorsement adjustment for 30/6/16-30/6/17
32105	Depreciation on Buildings	180,097	Move budgeted depreciation department for Civic Centre Schedule only
32105	Depreciation on Buildings	(180,097)	Move budgeted depreciation department for Civic Centre Schedule only
33200	Loss on Sale of Plant & Equipment	1,489	Sale of DCEO Toyota Prado
38265	Debtor Write off	12,988	Write Off - Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/06/17
38270	Rates Write Off	3,372	Write off rates for Men's Shed assessment
38280	Other Expenses	2,868	Return unspent CLGF grant
51217	Footpath Construction Reserve	50,000	Transfer from Sport & Recreation Reserve
51218	Sport & Recreation Reserve	(26,765)	Transfer from Sport & Recreation Reserve
62100	Buildings & Improvements	(2,677)	Completed job under budget - JCC Repairs to internal wall behind ball nets.
62100	Buildings & Improvements	2,884	Completed job over budget - BCC Carpark lighting at exit point
62199	Less Accumulated Depreciation	(180,097)	Move budgeted depreciation department for Civic Centre
62199	Less Accumulated Depreciation	180,097	Move budgeted depreciation department for Civic Centre
63100	Furniture & Equipment	3,000	Correct fixed asset allocation - Air Compressor
64100	Plant & Equipment	(44,500)	Sale of DCEO Toyota Prado
64100	Plant & Equipment	(3,000)	Correct fixed asset allocation - Air Compressor
64100	Plant and Equipment	4,040	Purchase new tandem axle trailer
64199	Less Accumulated Depreciation	6,647	Sale of DCEO Toyota Prado
66100	Infrastructure -	(9,000)	Completed job under budget - McKays

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	Roads		rd. Gravel Resheet 0.0-3.0km
66100	Infrastructure - Roads	(15,683)	Completed job under budget - Black Arrow rd. Gravel Resheet 2.0-6.0km
66100	Infrastructure - Roads	(11,025)	Completed job under budget - Koodjee rd. Gravel Resheet 0.0-4.0km
66100	Infrastructure - Roads	123,241	Completed job costs reallocated - Jur. East rd. Widen to 8m 0.0-7.0km
66100	Infrastructure - Roads	(125,324)	Completed job costs reallocated- Jur. East rd. Final Seal 0.0-7.0km
66200	Infrastructure - Drainage	3,789	Completed job over budget - Town Centre Sewerage
66300	Infrastructure - Footpaths	5,549	Completed job over budget - Turquoise Way Staged Replacement
66500	Infrastructure - Other	(5,462)	Completed job under budget - Cer. Transfer Fencing staged replacement
69404	Jurien Sport and Rec Centre Loan 132	21,000	Self-Supporting Loan JB Sport & Rec Centre
71650	Proceeds from sale of assets	36,364	Sale of DCEO Toyota Prado
74200	Self-Supporting Loans Non- Current	(3,398)	Self-Supporting Loan JB Sport & Rec Centre
82200	Self-Supporting Loans Non- Current	(17,602)	Self-Supporting Loan JB Sport & Rec Centre
95300	Retained Earnings - Net Movement in Reserves	(50,000)	Transfer to Footpath Reserve
95300	Retained Earnings - Net Movement in Reserves	26,765	Transfer from Sport & Recreation Reserve
96100	Transfers To Reserve Funds	50,000	Transfer to Footpath Reserve
96200	Transfers From Reserve Funds	(26,765)	Transfer from Sport & Recreation Reserve

### 9.1.3 STATUTORY COMPLIANCE AUDIT RETURN 2017

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Corporate Management / Audit / Internal
Disclosure of Interest:	None
Date:	9 March 2018
Senior Author:	Scott Clayton, Acting Chief Executive Officer,
Signature of Author:	

#### PROPOSAL

To adopt the Statutory Compliance Audit Return for the period 1 January 2017 to 31 December 2017 be adopted.

#### BACKGROUND

Local governments in Western Australia are required to complete, on an annual basis, a Compliance Audit Return (CAR). The Return is a self-assessment of compliance with Local Government (Audit) Regulation 13 and covers compliance in the areas of Caravans and Camping, Cemeteries, Commercial Enterprises, Delegations, Disclosure of Interest, Disposal of Property, Elections, Executive Functions, Finance, Local Government Employees, Grants Commission, Local Laws, Meeting Process, Miscellaneous Provisions, Official Conduct, Swimming Pools and Tenders.

In December 2011, Mr Castrilli announced a reduction of 20 per cent to the size of the CAR with a further 70 per cent reduction in 2012, meaning local governments will deal with eight, not 27 pages.

The remaining questions relate to areas of compliance considered high risk, such as:

- financial interest disclosures;
- procurement and tendering;
- delegation and use of delegated power; and
- the recruitment and appointment of the Chief Executive Officer.

The Compliance Audit Return has been reviewed by the Audit Committee at its meeting held on 8 March 2018 with the following recommendation being carried:

#### OFFICER RECOMMENDATION / COMMITTEE DECISION

*Moved Cr Scharf, seconded Cr Slyns*

*That it be recommended to the Audit Committee that the Compliance Audit Return as per attached for the period 1 January 2017 to 31 December 2017 be adopted.*

*CARRIED 3 / 0*

Following Council's review and adoption of the Compliance Audit Return a certified copy of the return, along with the relevant section of the minutes and any additional information explaining or qualifying the compliance audit, is to be submitted to the Director General of the Department of Communities by **31 March 2018**.

**COMMENT**

For the period 1 January 2017 to 31 December 2017 the CAR demonstrates that the Shire has achieved the required level of compliance.

**CONSULTATION**

- Executive Secretary

**STATUTORY ENVIRONMENT**

The contents of the Compliance Audit Return relates to the *Local Government Act 1995* and a range of local government legislation

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

There are no financial implications relevant to this item.

**STRATEGIC IMPLICATIONS**

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and Leading Local Government</i>	
Objectives	How the Shire will contribute
5.2 High performing council	c) Compliance in all legislative requirements and functions

**ATTACHMENTS**

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

- Compliance Audit Return 2017 (Doc ID: 107361)  
**(Marked 9.1.3)**

**VOTING REQUIREMENT**


Simple majority

**OFFICER RECOMMENDATION**

**That the Compliance Audit Return as per attached (Doc Id: 107361) for the period 1 January 2017 to 31 December 2017 be adopted.**

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**9.1.4 ACCOUNTS FOR PAYMENT – FEBRUARY 2018**

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	12 March 2018
Senior Author:	Scott Clayton, Acting Chief Executive Officer
Signature of Author:	

**PROPOSAL**

To accept the cheque, EFT and direct debit listing for the month of February 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 February 2018 totalled \$957,193.55 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the February 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 February 2018  
(Doc Id: 107989)

***(Marked 9.1.4)***


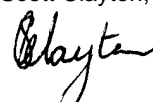
**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION**

**That the Municipal Fund cheque and EFT listing for the period ending 28 February 2018 totalling \$957,193.55 the Municipal Fund be accepted.**

### 9.1.5 OPERA AT THE PINNACLES SPONSORSHIP

Location:	Shire of Dandaragan
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Recreation and Cultural Services / Event Management / Community Events
Disclosure of Interest:	Nil
Date:	9 March 2018
Author:	Alison Slyn, Economic Development Officer
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

For Council to consider a Budget allocation of \$10,000.00 ex GST to WA Opera for sponsorship of the "Opera at the Pinnacles" scheduled to be held on Saturday 5 May in the Nambung National Park.

#### BACKGROUND

At the Council forum on Thursday 22 February 2018 Terasa Letizia from West Australian Opera presented to Council with a proposal to provide financial sponsorship for their 'Opera in the Pinnacles' event.

The event was first held on Saturday 22 April 2017 to coincide with WA Opera's 50<sup>th</sup> birthday celebrations and was the first event by WA Opera held in regional Western Australia. The event was modelled on WA Opera's highly successful outdoor event 'Opera in the Park' which has been held in Perth's Supreme Court Gardens for 26 years and WA Opera continue to grow their regional event program with events in 2017 and 2018 being held in Denmark and Margaret River.

#### COMMENT

WA Opera is supported by Wesfarmers Arts as Principal Partner, Act Belong Commit Healthway as Participation Partner and other partnership arrangements including Major, Opera and Government Partners as well as Opera Supporters and individual donors.

The company relies on a combination of government, corporate and individual sponsorship to deliver its program of events and as well as performances the company offers a range of musical workshops, school experiences, youth events and cultural engagements to bring opera to a wide audience. These programs are largely no or low cost to participants and allow for local businesses, schools and community groups to be involved in donating, fundraising or participating in opera.

WA Opera has requested a sponsorship of \$10,000.00 from the Shire of Dandaragan towards the Opera in the Pinnacles event and in return will provide:

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- Logo on all collateral
- Opportunity for the Shire to nominate a representative to speak at the event
- Facebook posts with links to the Shire
- 2 x school incursions (one performance, one workshop)
- 1 x adult singing workshop

**CONSULTATION**

Council via Council Forum 8 March 2018

**STATUTORY ENVIRONMENT**

There are no statutory implications relevant to this item.

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

Allocation of \$10,000 ex GST from the Tourism and Area Promotion Fund 2017-18.

**STRATEGIC IMPLICATIONS**

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>
1.3: Ensure timely provision of essential and strategic infrastructure	b) Provide and manage footpaths, cycleways, walkways and trails for connectivity and recreation
1.4: Ensure the Shire is "open for business" and supports industry and business development	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 2: Healthy, Safe and Active Community</i>	
<b>Objectives</b>	<b>How the Shire will contribute</b>
2.3: Enhance vibrancy and community identity through culture and the arts	a) Deliver or support the delivery of selected arts, culture and community events

**ATTACHMENTS**

Nil

**VOTING REQUIREMENT**

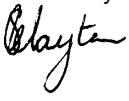
Simple majority

**OFFICER RECOMMENDATION**

**That Council endorse a budget allocation of \$10,000 ex GST from the existing tourism expense line item within the 2017 / 2018 budget towards sponsorship of West Australian Opera for their 'Opera in the Pinnacles' event on Saturday 5 May 2018.**



### 9.1.6 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 28 FEBRUARY 2018

Location:	Shire of Dandaragan
Applicant:	N/A
Folder	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	12 March 2018
Author:	Scott Clayton, Acting Chief Executive Officer
Signature of Author:	

#### PROPOSAL

To table and adopt the monthly financial statements for the period ending 28 February 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 28 February 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 28 February 2018 was \$5,203,859. 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.

Should Councillors wish to raise any issues relating to the 28 February 2018 financial statements, please do not hesitate to

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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 28 February 2018 (108058)  
**(Marked 9.1.6)**

**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION**

**That the monthly financial statements for the period ended 28 February 2018 be adopted.**

## 9.2 INFRASTRUCTURE SERVICES

### 9.2.1 MAINTENANCE GRADER CHANGEOVER 2017 / 18

Location:	Dandaragan Depot
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Plant and Equipment Stores / Tendering / Tender Evaluations
Disclosure of Interest:	None
Date:	7 March 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 changeover of 1 x maintenance grader as outlined in the 2017/18 Shire Budget.

#### BACKGROUND

In the 2017/18 Budget the Shire has allocated funds for the replacement of 1 x maintenance grader. The Budget allocation for purchase of a new grader and disposal of existing graders with changeover price (ex GST) summarised as follows:

PLANT	PURCHASE PRICE	TRADE / DISPOSAL	CHANGEOVER TOTAL
Volvo G930	\$ 355,000	\$ 70,000	\$ 285,000

#### COMMENT

In 2015 / 16 a similar process was undertaken regarding changeover of graders. At the time it was preferred to have a fleet of CAT graders to assist with continuity of maintenance servicing, parts and operator familiarity. A cost assessment was undertaken regarding new purchase prices as follows:

- CAT 12M = \$347,185 + GST
- John Deere 670G = \$351,000 + GST
- Komatsu GD555\_5 = \$344,000 + GST

A written Request for Quote document developed to changeover existing plant (PCG010) Volvo Grade G930 with a CAT 120M Grader. The budget and scope for new grader included a “free roller” which was unfortunately excluded in the 2015/16 budget process, hence the slight increase in new purchase price budget.

The following WALGA preferred suppliers were invited to provide a quote:

- Westrac – supplier of CATERPILLAR Graders

Quote received from Westrac (WALGA Preferred Supplier)

- Trade Volvo G930 = \$70,000 + GST
- Purchase CAT 120M = \$359,100 + GST

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- Changeover = \$289,100 + GST
- Changeover Budget = \$285,000 + GST
- Changeover Price is within 10% of budget.

A written Request for Quote document was also issued to the following outlets with regards to disposal of the existing Volvo G930 grader:

- Smith Broughton Auctions = \$65,000 + GST
- Pickles Auctions = \$54,545.45 + GST

A summary of submissions received with changeover costs is as follows:

MACHINE	PURCHASE NEW	TRADE / DISPOSAL	CHANGEOVER TOTAL (ex GST)
WESTRAC - CAT 120M	\$ 359,100	\$ 70,000	\$ 289,100
Smith Broughton Auctions		\$ 65,000	
Pickles Auctions		\$ 54,545.45	

Based upon the quotes and trade prices received the preferred method of changeover for the Volvo G930 grader is through Westrac via purchase and trade-in, with a changeover figure of \$289,100 + GST.

#### CONSULTATION

- Operations Supervisor – Dandaragan
- Chief Executive Officer

#### STATUTORY ENVIRONMENT

Section 11 Local Government (Functions & General) Regulations 1996 – When tenders have to be publically invited

Section 3.58 Local Government Act (1995) – Disposing of property

#### **3.58. Disposing of property**

- (1) In this section —  
dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;  
property includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) Except as stated in this section, a local government can only dispose of property to —
  - (a) the highest bidder at public auction; or
  - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

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**POLICY IMPLICATIONS**

Shire of Dandaragan Purchasing Policy and Tender Guide 1.15

**FINANCIAL IMPLICATIONS**

The following is a summary of the changeover cost for the preferred supplier:

VENDOR	PURCHASE	TRADE	CHANGEOVER
Budget	\$ 350,000	\$ 70,000	\$ 280,000
WESTRAC - CAT 120M	\$ 359,100	\$ 70,000	\$ 289,100

This is more than the budgeted changeover figure by \$9,100 but within 10% of the material variance threshold.

**STRATEGIC IMPLICATIONS**

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and leading local government</i>	
Business as Usual	o) Plant Operations p) Asset Management

**ATTACHMENTS**

Nil

**VOTING REQUIREMENT**

Absolute majority

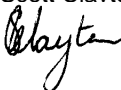
**OFFICER RECOMMENDATION**

**That Council authorise the Chief Executive Officer to award the changeover of 1 x Vovlo G930 maintenance grader to Westrac – Caterpillar 120M grader for a changeover price of \$289,100 exclusive of GST and details as follows:**

VENDOR	PURCHASE	TRADE	CHANGEOVER
WESTRAC - CAT 120M	\$ 359,100	\$ 70,000	\$ 289,100

### 9.3 GOVERNANCE & ADMINISTRATION

#### 9.3.1 COUNCIL MEETING SCHEDULE 2018 / 2019

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Corporate Management / Meetings / Meetings
Disclosure of Interest:	None
Date:	20 February 2018
Author:	Scott Clavton, Acting Chief Executive Officer
Signature of Author:	

#### PROPOSAL

To determine a Council meeting schedule for the period 1 July 2018 to 30 June 2019 and to consider start times for Council Meetings.

#### BACKGROUND

On an annual basis, local governments in Western Australia are required to establish and advertise a schedule of Council meetings. The Shire of Dandaragan's current schedule sets meetings up to 30 June 2018 and as such it is timely to adopt a new schedule.

#### COMMENT

Currently, Council meets every fourth Thursday of the month, excepting December. Other changes can occur due to public holidays.

In previous years, Council has allocated one Ordinary Meeting of Council to be held in Cervantes, Dandaragan and Badgingarra. The town that holds the Annual General Meeting of Electors also has the Ordinary Meeting of Council held the same day in that location. In this year's situation, the Annual General Meeting of Electors is to be held in Badgingarra. There will be one Ordinary Council Meeting held in Cervantes and Dandaragan. Badgingarra there will be two.

Please note that Anzac Day falls on Thursday 25 April 2019, the proposed April Council Meeting, the suggested date for the April Meeting would be Wednesday 24 April 2019. The December meeting is always brought forward one week, because of Christmas.

Council set the 4.00pm start time which has been in place since July 2016. This time was adopted by Council when the dates for the 2016 / 2017 Council Meeting Schedule were adopted.

Council has previously discussed the pressures of a long meeting day with the Council Meeting commencing at 4.00pm following the Forum and various other commitments prior. There has been no evidence to suggest that a 4.00pm start has increased the number

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of members of the public to a Council Meeting.

**CONSULTATION**

Nil

**STATUTORY ENVIRONMENT**

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

**POLICY IMPLICATIONS**

There are no policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

There are no financial implications relevant to this item.

**STRATEGIC IMPLICATIONS**

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and Leading Local Government</i>	
Objectives	How the Shire will Contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

**ATTACHMENTS**

Nil

**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION**

**That Council adopt the following meeting schedule for the 2018 / 2019 financial year:**

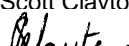
<b>DAY</b>	<b>DATE</b>	<b>TIME</b>	<b>MEETING VENUE</b>
Thurs	26 July 2018	4.00pm	Jurien Bay
Thurs	23 August 2018	11.00am	Jurien Bay School Visit
Thurs	27 September 2018	4.00pm	Dandaragan
Thurs	25 October 2019	4.00pm	Jurien Bay
Thurs	22 November 2018	4.00pm	Cervantes
Thurs	20 December 2018	4.00pm	Jurien Bay
Thurs	24 January 2019	4.00pm 6.00pm	Badgingarra AGM of Electors
Thurs	28 February 2019	4.00pm	Jurien Bay

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<b>DAY</b>	<b>DATE</b>	<b>TIME</b>	<b>MEETING VENUE</b>
<b>Thurs</b>	<b>28 March 2019</b>	<b>4.00pm</b>	<b>Jurien Bay</b>
<b>Wed</b>	<b>24 April 2019</b>	<b>4.00pm</b>	<b>Badgingarra</b>
<b>Thurs</b>	<b>23 May 2019</b>	<b>4.00pm</b>	<b>Jurien Bay</b>
<b>Thurs</b>	<b>27 June 2019</b>	<b>4.00pm</b>	<b>Jurien Bay</b>



### 9.3.2 COUNCIL FORUMS SCHEDULE 2018 / 2019

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Corporate Management / Meetings / Meetings
Disclosure of Interest:	None
Date:	20 February 2018
Author:	Scott Clavton, Acting Chief Executive Officer
Signature of Author:	

#### PROPOSAL

To determine a Council forum meeting schedule for the period commencing 1 July 2018 to 30 June 2019.

#### BACKGROUND

Council generally hold forums on the second Thursday of each month, at Jurien Bay commencing at 9.00am and as required prior to Council Meetings at the venue of the Council Meeting.

#### COMMENT

The current system seems to be working well, however if any Councillors wish to raise issues please do so.

#### CONSULTATION

Nil

#### STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

#### POLICY IMPLICATIONS

There are no policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

Financial implications relate to the Councillors travel expenses and catering and are not deemed to be significant.

#### STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and Leading Local Government</i>	
Objectives	How the Shire will Contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

#### ATTACHMENTS

Nil

#### VOTING REQUIREMENT

Simple majority

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


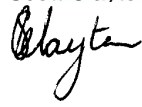
**OFFICER RECOMMENDATION**

That Council adopt the following Council forum dates / times for the purpose of informally progressing issues of policy, strategy and to receive delegations and presentations:

<b>DAY</b>	<b>DATE</b>	<b>TIME</b>	<b>NOMINAL VENUE *</b>
Thursday	12 July 2018	9.00am	Jurien Bay
Thursday	9 August 2018	9.00am	Jurien Bay
Thursday	13 September 2018	9.00am	Jurien Bay
Thursday	11 October 2018	9.00am	Jurien Bay
Thursday	8 November 2018	9.00am	Jurien Bay
Thursday	13 December 2018	9.00am	Jurien Bay
Thursday	10 January 2019	9.00am	Jurien Bay
Thursday	14 February 2019	9.00am	Jurien Bay
Thursday	14 March 2019	9.00am	Jurien Bay
Thursday	11 April 2019	9.00am	Jurien Bay
Thursday	9 May 2019	9.00am	Jurien Bay
Thursday	13 June 2019	9.00am	Jurien Bay

\* Location may be changed on an “as required basis”.

### 9.3.3 APPLICATION OF COMMON SEAL

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Governance / Authorisations / Council Seal
Disclosure of Interest:	None
Date:	13 March 2018
Author:	Denaye Yandle, Executive Secretary
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

To seek Council's endorsement for the application of the Shire of Dandaragan's Common Seal to the following documents relating to subdivision conditions of approval for the Dawes property on Lot 800 Indian Ocean Drive:

1. Form N1 - Notification Under Section 70A – advising that a network electricity supply is not available to the lots;
2. Form N1 - Notification Under Section 70A – advising that mains potable water supply and a reticulated sewerage service is not available to the lots;
3. Restrictive Covenant – No development is to take place outside the defined building envelope(s), unless otherwise approved by the local government.

#### BACKGROUND

The Shire of Dandaragan's common seal is applied in circumstances where the Shire enters into a legal agreement, lease or undertakes the disposal or acquisition of land.

Application of the seal is accompanied by the signatures of the President and Chief Executive Officer.

A register is maintained to record all occasions on which the seal is applied.

Generally, the common seal is only applied in circumstances where the Council has specifically resolved to enter into an agreement, lease or dispose of or acquire land. There are however, occasions where the seal is required to be applied urgently and Council's endorsement is sought retrospectively.

#### CONSULTATION

Nil

#### STATUTORY ENVIRONMENT

Section 9.49A of the Local Government Act 1995 applies to the affixing of the Common Seal.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and leading local government</i>	
Objectives	How the Shire will contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

ATTACHMENTS

Nil

VOTING REQUIREMENT



Simple majority

**OFFICER RECOMMENDATION**

That Council authorise the President and Chief Executive Officer to execute the relevant documentation and endorse the affixing of the Shire of Dandaragan's Common Seal retrospectively on the following documents relating to subdivision of Lot 800 Indian Ocean Drive:

1. Form N1 - Notification Under Section 70A – advising that a network electricity supply is not available to the lots;
2. Form N1 - Notification Under Section 70A – advising that mains potable water supply and a reticulated sewerage service is not available to the lots;
3. Restrictive Covenant – No development is to take place outside the defined building envelope(s), unless otherwise approved by the local government.

### 9.3.4 APPLICATION OF COMMON SEAL

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Governance / Authorisations / Council Seal
Disclosure of Interest:	None
Date:	21 February 2018
Author:	Julie Rouse, Executive Secretary
Signature of Author	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

To seek Council's endorsement for the application of the Shire of Dandaragan's Common Seal to the Deed of Licence Agreement between the Shire of Dandaragan and Coastal Kids Care Inc.

#### BACKGROUND

The Shire of Dandaragan's common seal is applied in circumstances where the Shire enters into a legal agreement, lease or undertakes the disposal or acquisition of land.

Application of the seal is accompanied by the signatures of the President and Chief Executive Officer.

A register is maintained to record all occasions on which the seal is applied.

Generally, the common seal is only applied in circumstances where the Council has specifically resolved to enter into an agreement, lease or dispose of or acquire land. There are however, occasions where the seal is required to be applied urgently and Council's endorsement is sought retrospectively.

#### CONSULTATION

Nil

#### STATUTORY ENVIRONMENT

Section 9.49A of the Local Government Act 1995 applies to the affixing of the Common Seal.

#### POLICY IMPLICATIONS

There are no policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

#### STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

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

<i>Goal 5: Proactive and leading local government</i>	
Objectives	How the Shire will contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

**ATTACHMENTS**

Nil



**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION**

**That Council authorise the President and Chief Executive Officer to execute the relevant documentation and endorse the affixing of the Shire of Dandaragan's Common Seal retrospectively on the Deed of Licence Agreement between Shire of Dandaragan and Coastal Kids Care Incorporated.**

### 9.3.5 TURQUOISE COAST VISITOR CENTRE WORKING GROUP

Location:	N/A
Applicant:	Turquoise Coast Visitor Centre Working Group
Folder Path:	Business Classification Scheme / Economic Development / Programs / Tourism
Disclosure of Interest:	Nil
Date:	14 March 2018
Author:	Alison Slyn, Economic Development Coordinator
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

For Council to receive the Turquoise Coast Visitor Centre Working Group's (TCVCWG) meeting minutes dated 30 January 2018 and 16 February 2018.

#### BACKGROUND

After being formed in June 2017, the first meeting of the Visitor Centre Working Group was held on Friday 13 October 2017. The Working Group subsequently established a Terms of Reference and has continued meeting regularly to discuss potential implementation of Key Recommendations in the Turquoise Coast Visitor Centre Business Plan (5 Year Plan) 2016-2021.

#### COMMENT

The Working Group has continued dissecting the Key Recommendations in the Business Plan to establish a process for either implementing them or recommending that they be amended. Once the Working Group has developed more detailed plans for implementation recommendations will be referred to Council for endorsement.

#### CONSULTATION

- Turquoise Coast Visitor Centre Working Group

#### STATUTORY ENVIRONMENT

There are no statutory implications relevant to this report.

#### POLICY IMPLICATIONS

There are no policy implications in relation to this item. However, the Plan may suggest a direction that Council may wish to consider in a policy at a future time.

#### FINANCIAL IMPLICATIONS

There are no financial implications relevant to this report. However, the implementation of the Plan may incur financial costs, which would be subject to Budget consideration in the future.

#### STRATEGIC IMPLICATIONS

Shire of Dandaragan Strategic Community Plan

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

<i>Goal 1: Great Place for Residential and Business Development</i>	
<b>Objectives</b>	<b>How the Shire will contribute</b>
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 c) Expand and improve the visitors' centres network

**ATTACHMENTS**

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

- 20180207 Visitor Centre Working Group minutes 30 January 2018 (Doc Id: 107979)
- 20180302 Visitor Centre Working Group minutes 16 February 2018 (Doc Id: 107328)

**(Marked 9.3.5)**

**VOTING REQUIREMENT**

Simple majority

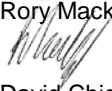

**OFFICER RECOMMENDATION**

**That Council receive the Turquoise Coast Visitor Centre meeting minutes from 30 January 2018 and 16 February 2018.**



## 9.4 DEVELOPMENT SERVICES

### 9.4.1 WESTERN AUSTRALIAN PLANNING COMMISSION (WAPC) – PROPOSED SUBDIVISION OF LOT 309 DALTON STREET JURIE BAY

Location:	Lot 309 (42) Dalton Street, Jurien Bay
Applicant:	WAPC and Links Surveying
File Ref:	Development Services Apps\Subdivision Applications\WAPC 156821 - Lot 309 Dalton Street
Disclosure of Interest:	None
Date:	26 February 2018
Author:	Rory Mackay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Executive Manager of Development Services
Signature of Senior Officer:	

#### PROPOSAL

To consider an application for the subdivision of Lot 309 (42) Dalton Street, Jurien Bay and make recommendations to the Western Australian Planning Commission (WAPC).

#### BACKGROUND

This application is for the subdivision of Lot 309 Dalton Street (980.26m<sup>2</sup>) into two lots. Approximately, the proposed street frontage lot will be 502m<sup>2</sup> and rear battle-axe lot 477m<sup>2</sup> respectively.

The subject land is zoned "Residential" with a Residential Design Codes density number of R12.5.

Development and subdivision of residential zoned land is controlled by State Planning Policy 3.1 Residential Design Codes (R-Codes) which is adopted as part of the Shire of Dandaragan's Local Planning Scheme No.7 under clause 4.2.2.

Table 1 of the R-Codes provides general site requirements for single houses, grouped dwellings and multiple dwellings in areas coded less than R30. The attributes of the table relevant to this subdivision proposal are the minimum site area per dwelling and minimum lot area for rear battle-axe lots. The requirements of a R12.5 coded lot is a minimum site area of 700m<sup>2</sup> per dwelling and a minimum rear battle-axe lot of 762.5m<sup>2</sup>.

Therefore with these requirements the proposed subdivision is non-compliant with the R-Codes with its current zoning. However strategic planning direction has been given by the Jurien Bay City Centre Strategy (JBCCS) to make such a proposal appropriate given it meets set necessities.

The JBCCS adopted by Council in 2012 stated for the Northern Precinct in which this site is located in should have its residential coding increased to R25 to provide for increased residential development and range of dwelling types that will make better use of infrastructure.

The implementation of the JBCCS 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 the Shire is currently undertaking the subsequent Local Planning Scheme Amendment, Amendment 35 to align the strategic visions of the JBCCS with the statutory planning document of the Shire, Local Planning Scheme No.7.

Amendment 35 was adopted with modification for final approval by the Western Australian Planning Commission by Council at its 22 February 2018 meeting. Points 2 and 7 of the Amendment are of relevance and influence this proposed subdivision (shown below).

2. *Recoding all residential zoned lots within the City Centre area from Residential R12.5 to Residential R12.5/25.*

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.'*

Consequently, Amendment 35 allows this subdivision to meet the R-Codes site area provisions of R25 coding given it has the ability to connect to reticulated sewerage.

#### COMMENT

This item is presented at this meeting as comments to the WAPC on the proposed subdivision are due by 4 April 2018.

At an R-Codes density number of R25 the proposed subdivided lot sizes comply with the R-Codes site requirements; as the requirements of a R25 coded lot is a minimum site area of 300m<sup>2</sup> per dwelling and a minimum rear battle-axe lot of 425m<sup>2</sup>. The smallest lot proposed which is also the battle-axe lot is 477m<sup>2</sup>.

Another point of interest is the access way to the proposed rear battle-axe lot; however the minimum width proposed of 3m is R-Code compliant under clause 5.6 of section 5.3.5 Vehicular Access.

The existing lot contains a single dwelling, outbuilding and limestone retaining wall in the backyard. Only the dwelling will be retained in the street frontage lot if this subdivision is successful. All other structures will be removed.

Therefore, the only matter to still be considered for this subdivision to be deemed appropriate is the ability for the site to be connected to reticulated sewerage. Currently the sewer upgrades are across the other side of Dalton Street to service the newly built Strata development. Shire Officers have discussed this matter with the landowner and he understands the requirement to connect to this service and is willing to ensure the site is connected in due course. A recommended subdivision condition to the WAPC of this report will ensure this eventuates.

In summary, the Officer recommends Council support this subdivision with standard conditions to the WAPC.

#### CONSULTATION

Department of Planning, Lands and Heritage / WAPC

#### STATUTORY ENVIRONMENT

- Planning and Development Act 2005
- Local Planning Scheme No 7
- State Planning Policy 3.1: Residential Design Codes
- Development Control Policy 1.1: Subdivision of Land – General Principles
- Development Control Policy 2.2: Residential Subdivision

#### POLICY IMPLICATIONS

- There are no local policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

#### STRATEGIC IMPLICATIONS

- Jurien Bay City Centre Strategy
- Draft Local Planning Strategy 2016
- 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 a focus on coastal settlement and town centre strategy

### ATTACHMENTS

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

- WAPC Referral Letter (Doc Id: 107688)
- Application for Subdivision (Doc Id: 107684)
- Subdivision Plan (Doc Id: 107686)

**(Marked 9.4.1)**

### VOTING REQUIREMENT

Simple majority



### **OFFICE RECOMMENDATION**

**That the Western Australian Planning Commission be advised that Council supports the proposed application for a 2 lot subdivision at Lot 309 Dalton Street, Jurien Bay and provides the following recommended standard conditions:**

- 1. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on lots at the time of subdivision approval being demolished and materials removed from the lots.**
- 2. The existing dwelling being retained is to comply with the requirements of the Residential Design Codes.**
- 3. Suitable arrangements being made with the Shire of Dandaragan for the provision of vehicular crossovers to service the lots shown on the approved plan of subdivision.**
- 4. The access way forming part of the rear lot shall be a minimum width of 3 metres, free of any building projections associated with existing site development and depicted on the diagram or plan of survey (deposited plan) and/or survey strata plan.**
- 5. The proposed access way being constructed and drained at the landowner/applicant cost to the specifications of the Shire of Dandaragan.**
- 6. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision.**
- 7. All septic sewer systems including all tanks and pipes and associated drainage systems (soak wells or leach drains) and any stormwater disposal systems are to be decommissioned, in accordance with the Health**

**(Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, removed, filled with clean sand and compacted. Proof of decommissioning is to be provided in the form of either certification from a licensed plumber or a statutory declaration from the landowner/applicant, confirming that the site has been inspected and all septic tanks, soak wells, leach drains and any associated pipework have been removed.**

#### 9.4.2 AMENDMENT TO PLANNING APPROVAL STRATA PLAN 62036 - "THE WAVES" - 23 DALTON STREET JURIE BAY

Location:	23 Dalton Street, Jurien Bay
Applicant:	Planning Solutions on behalf of Lineview Holdings Pty Ltd
File Ref:	Business Classification Scheme / Land Use and Planning / Subdivision / Requests
Disclosure of Interest:	None
Date:	7 March 2018
Author:	Rory Mackay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Executive Manager of Development Services
Signature of Senior Officer:	

#### PROPOSAL

The applicant seeks to amend planning approval granted by Council on 28 May 2009 for Strata Plan 62036 ("The Waves", 23 Dalton Street, Jurien Bay) to allow an additional 10 units to be used for both permanent accommodation and short stay accommodation (Dual Use).

#### BACKGROUND

On 23 January 2007, Council granted planning approval for the development of 20 'Grouped Dwellings' (also referred to as tourism accommodation units) on the land now known as Strata Plan 62036. Whilst there were no conditions of approval which specifically limited the use of the land, the dwellings were restricted for short stay accommodation via the strata plan, pursuant to Section 6(1) of the Strata Titles Act 1985. This allows persons to occupy the premises for no more than three months within a 12 month period.

On 28 May 2009, Council granted approval to convert units 9, 10, 11, 12 and 13 (now known as Strata Lots 2, 3, 4, 5 and 6) from short stay accommodation to 'dual use' - allowing the units to be used for either permanent or short stay accommodation. The remainder of the units were therefore limited to short stay accommodation.

On 20 December 2012, Council granted approval for units 4 to 6 and 15 to 20 to be available for permanent residential. However Council revoked this decision on 18 February 2013 on request by DesignInc Perth Pty Ltd on behalf of Lineview Investments Pty Ltd.

On 14 November 2014, the Officer Recommendation of:

*That approval not be granted to DesignInc in regard to the request to allocate all units for permanent and short term accommodation at Lots 450 Hill Street and 671 Dalton Street, Jurien Bay for the following reasons:*

1. *The proposal is not consistent with the objectives of the*

*“Tourist” Zone in Local Planning Scheme No.7 which states “To provide for tourism development and uses associated with tourism development, including retailing and service facilities where such facilities are an integral part of the development and are of a scale appropriate to the needs of the development”.*

2. *The proposal is not consistent with the Shire of Dandaragan Local Tourism Planning Strategy which states “The maximum proportion of residential restriction units shall be such that the site retains a dominant tourism function and character as determined by the Council”.*
3. *The proposal is not in keeping with proper and orderly planning.*

LOST 4 / 5

Subsequently, Council decided that the applicant be requested to present their proposal at an Ordinary Meeting of Council or a Council Forum.

At the Council Forum in April 2016 Councillors indicated that there maybe some support for a Scheme Amendment to the subject land to rezone out of the Tourist Zone in order to enable the owner’s development vision. Council advised that it would not support 100% of the site being converted to dual use of permanent and semi-permanent use, but may support a scheme amendment that addressed the tourism use of the site but also allowed for some permanent accommodation.

An item was presented to the April 2016 Council meeting where it was resolved to:

*Refuse to amend Local Planning Scheme No.7 to rezone Lot 450 Hill Street and Lot 671 Dalton Street, Jurien Bay (‘the subject land’) from ‘Tourist’ to “Special Use’ for the following reasons;*

1. *The application is contrary to the recommendations of the Shire of Dandaragan Local Tourism Strategy 2012 for this site which seeks to retain the Tourist zoning of this property due to its close location and proximity to the foreshore.*
2. *The applicant has not demonstrated that there is alternate suitable zoned Tourist land available for the long term needs of the community.*
3. *The type and number of proposed permitted uses on this site are not acceptable and not in keeping with the amenity of the area.*

The applicant submitted a modified scheme amendment which Council resolved the following on 15 December 2016:

Pursuant to Regulation 37(1)(c) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) not to proceed to advertise proposed Amendment Number 30 to

rezone Lot 450 Hill Street and Lot 671 Dalton Street, Jurien Bay from 'Tourist' to "Special Use' to the Local Planning Scheme for the following reasons:

- a) The application is contrary to the recommendations of the Shire of Dandaragan Local Tourism Strategy 2012 (the strategy) for this site which seeks to retain the Tourist zoning of this property due to its close location and proximity to the foreshore.
- b) The need for the retention of Tourist zoned lots and achieving quality tourism outcomes is a key concern raised within the Strategy.
- c) The location of short stay units on the beachfront is a key requirement to maintain a mandatory tourism component to the overall development. The proposed location of the tourist short stay units away from the beachfront and facing a residential zone is not accepted as achieving a significant tourist component.

Ensuing these scheme amendment refusals the applicant has now submitted a new simpler proposal which intends to modify the 2009 planning approval to permit an additional 10 units for 'Dual Use'.

This application is for the following Units:

- Strata Lot 1 (comprising 1 existing building and 6 of 11 partially constructed buildings);
- Strata Lot 7 (comprising 1 existing building);
- Strata Lot 8 (comprising 1 existing building); and
- Strata Lot 9 (comprising 1 existing building).

This is reflected as units 1, 7 - 9 and 15 – 20 on Strata Plan 62036. Refer to attachment "Planning Solutions Submission" (Doc ID 107472) for both the Strata Plan and site plan.

The applicant has advised the following:

*Since the above approvals were granted, only nine of the units have been fully constructed and are in use. The remaining units have had concrete slabs constructed, but have not progressed further than this. The units have remained in this state for approximately nine years. Completion of the units has been delayed due to financing issues. Put simply, banks and lenders require substantial deposits for short stay accommodation developments, which has been the key factor which has delayed this development.*

*The units classified as 'dual use' will be capable of use as either permanent and short stay accommodation and would not require further approval to change between these two uses.*



*The proposal will result in the complex having an overall allocation of 15 units available for 'dual use' out of 20 units, equating to 75%.*

*The five partially constructed units nearest to the beach are not proposed to be allocated as dual use.*

**COMMENT**

The applicant has supplied the following support for the application:

*Shire of Dandaragan Local Planning Scheme No. 7*

*The subject site is zoned 'Tourist' pursuant to the provisions of the Shire's Local Planning Scheme No. 7 (LPS7). Clause 3.2 of LPS2 sets out the following objective for the Tourist zone:*

*To provide for tourism development and uses associated with tourism development, including retailing and service facilities where such facilities are an integral part of the development and are of a scale appropriate to the needs of the development.*

*The proposed use of permanent accommodation most accurately relates to the 'Group Dwelling' land use under LPS7.*

*'Group Dwelling' is defined under Schedule 1— Dictionary of Defined Words and Expressions is defined as:*

*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 partly vertically above another. Except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property.*

*'Grouped Dwelling' is a discretionary ('D') use and is therefore capable of approval at the discretion of the decision maker.*

*The justification for the proposed dual use is discussed in Section 5 of this submission.*

*Shire of Dandaragan Local Tourism Planning Strategy (2012)*

*The Shire's Local Tourism Planning Strategy guides the provision of tourism development and accommodation within the Shire. The strategy identifies the subject site as being a 'non-strategic tourism site'. For non-strategic tourism sites, the strategy recommends:*

*A specified portion of the proposed tourism development or redevelopment of a site, being between zero and 25 per cent inclusive (the approved percentage), may be permitted without imposition of a residential occupancy restriction subject to the site being located to provide adequate access to residential services and amenities, within an appropriate planning context and zoned appropriately.*

*Rather than set aside certain units as permanent accommodation, this proposal seeks to offer 'dual use' accommodation on the site at a rate of 75%. This is considered appropriate for the following key reasons:*

- *Converting an additional ten units on the site to 'dual use' will not prejudice the overarching intent for the site to be used for tourism accommodation, as the units can still be used for short stay accommodation.*
- *At present, the unfinished development offers no benefit to the surrounding area and is not achieving its potential as what could be a high quality 'dual use' development within a key area of Jurien Bay. Approving dual use for the selected units will make it is easier to complete the development, at the benefit of the community.*
- *The five beachfront units — being the highest value part of the subject site — are proposed to remain short stay accommodation only. Removing the restriction of short stay accommodation on the remainder of the units will actually make it easier for the entire development (including these beachfront units) to be completed. Approval of this dual use proposal is therefore likely to increase the short stay accommodation offering in Jurien Bay.*

*The Local Tourism Planning Strategy is a guiding document, not a binding document. A flexible approach is appropriate in this instance because it will help to resolve the issue of a site where more than half the units have had slabs constructed 10 years ago, but have gone no further.*

*Planning Bulletin 83/2013 — Planning for Tourism*

*The WA Planning Commission's Planning Bulletin 83/2013 — Planning for Tourism is intended to guide decision making for planning proposals that relate to tourism.*

*Table 2 below provides an assessment against the key principles of Planning Bulletin 83.*

*Table 2: Planning Bulletin 83/2013 assessment*

<b>Key principle</b>	<b>Response/comment</b>
<i>Whether the site has the capacity to be developed for a mix of uses and can also deliver a sustainable tourism outcome that will result in the size, type and quality of tourist accommodation appropriate to the site and location.</i>	<i>The approved development comprises a total of 20 dwelling units, which are set out in a 'Grouped Dwelling' style configuration. The units are easily convertible and transferable without modifications to the existing or proposed buildings. The approved development has remained largely uncompleted for a number of years, partially due to the restriction of its use for only tourism accommodation. Offering dual use for the selected</i>

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	<p><i>dwelling is considered to be the most sustainable way in which to facilitate this development proceeding.</i></p> <p><i>This application will not prejudice the ability for the units to be used for short stay accommodation. The dual use allocation allows units to be used interchangeably as either permanent or short stay accommodation, which allows owners to make decisions on how they are used in response to tourism accommodation demand.</i></p>
<p><i>The suitability and sustainability of non-tourism accommodation development within the broader planning and settlement context of the site.</i></p>	<p><i>The subject site is highly suitable for non-tourism accommodation as the development is designed in a grouped dwelling style configuration.</i></p> <p><i>In terms of the broader site context, it is noted the site is surrounded by residential development to the north, south and east. Additional residential uses in this location would have no impact on the surrounding area.</i></p>
<p><i>Assessment of the existing tourist accommodation facilities in the area which takes into consideration the capacity for new tourism development and the projected demand/range of tourist accommodation in a precinct, locality or region.</i></p>	<p><i>The development itself has been approved and substantially commenced as short stay accommodation.</i></p> <p><i>It is unlikely that the conversion of ten units on the subject site will result in an adverse planning impact, given the existing supply of tourist accommodation facilities in Jurien Bay.</i></p>
<p><i>Residential units are designed to encourage integration into the management/letting pool for the tourism facility.</i></p>	<p><i>All units are currently on a single strata plan, meaning they must be managed via a strata arrangement.</i></p>
<p><i>Innovative master planning of the site to integrate residential and tourism components of the site to both enhance the tourism component of the site and to ameliorate potential conflicts that may arise, such as noise, between tourist accommodation and permanent residents.</i></p>	<p><i>N/A— the site only entails 20 units and would not necessitate master planning.</i></p>
<p><i>Provision of appropriate lot sizes that will attract the desired tourism operator and type of tourism accommodation required.</i></p>	<p><i>N/A — the lot sizes are consistent with the existing approval.</i></p>
<p><i>The intensity and compatibility of land use and development including consideration of lot sizes, building heights, scale and character of development and the potential impacts on the surrounding area.</i></p>	<p><i>N/A — the proposal simply seeks to change the use of ten approved units to 'dual use'.</i></p>

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<i>Compliance with the relevant State and local government policies and guidelines.</i>	<i>This submission demonstrates consistency with relevant State and local planning requirements.</i>
<i>The location of all units on the site shall provide for ease of tourism access through the site.</i>	<i>The approved units are appropriately located and configured to obtain access via a single internal accessway, which ensures safe, legible and easy access.</i>
<i>The tourism component of a mixed use development shall incorporate those facilities normally associated with tourist accommodation developments such as recreation, entertainment facilities and integrated management facilities.</i>	<i>N/A — the development has previously been approved and is within appropriate walking distance of the necessary facilities.</i>
<i>Appropriate staging so that the tourism development and provision of facilities occurs concurrently to the mixed use and/or residential development.</i>	<i>N/A — the development is already partially completed and is likely to be completed in either one or two further stages.</i>
<i>Conversion of an existing tourism development to facilitate a residential component should not be supported without demonstrating the development will provide a quality tourism outcome or a resultant tourism benefit. Examples include a major refurbishment or increase in the number of tourism units, renovations and/or development of public spaces and new facilities such as pool or restaurant.</i>	<p><i>The proposed conversion of an additional ten dwellings for 'dual use' will assist in delivering a quality outcome for the following reasons:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Relaxation of the existing tourist restriction will ensure the overall development can be completed, including the five beachfront units which will remain for the sole use of tourism accommodation.</i></li> <li>▪ <i>Completion of the development will result in positive impacts to the amenity of the area, through a high quality built form outcome.</i></li> <li>▪ <i>Completion of the development will increase the existing extent of tourism accommodation in Jurien Bay.</i></li> </ul>

*Having regard to the above, the proposal is consistent with the key principles set out by the Planning for Tourism bulletin and warrants approval accordingly.*

**JUSTIFICATION**

*The application to allow 10 of the existing/proposed units to be utilised for dual use will provide added flexibility and is ultimately intended to help this development proceed.*

**Reason 1— Flexibility will facilitate completion of the development**

*The approved development commenced construction in 2009, with nine units being completed, but 11 remaining uncompleted, having been constructed to slab level only. Being almost a decade since construction commenced, the owners have not been able to obtain the necessary financing, nor have they been able to sell the*

*uncompleted units to another party who may be interested in completing the development.*

*At present, the unfinished development contributes nothing to the surrounding area and is clearly not achieving its potential as a beachfront property within a key area of Jurien Bay. The proposal for dual use of the existing and proposed units will offer the owners (and future owners) with greater flexibility. The completion of the development will improve the streetscape, offering activity and surveillance at the benefit of the broader community.*

*Reason 2 — Maintains short stay accommodation as a key component*

*Converting an additional ten units on the site to 'dual use' will not prejudice the overarching intent for the site to be used for tourism accommodation, as the units can still be used for short stay accommodation. Whilst the Local Tourism Planning Strategy has sought to mandate a proportion of the site to be maintained as short stay accommodation, it should be noted that the strategy is not a binding document. We submit it is appropriate, in this circumstance, to apply a more flexible approach, particularly noting the difficulties in developing these units as identified in reason 1 above.*

*Once constructed, the market would ultimately dictate how many of the units would be used for short stay accommodation. However, for the existing units which are used for short stay accommodation, these have been well occupied, particularly in summer months. Without the flexibility of being able to tenant the properties for longer than three months, banks and investors see this as a risk when financing a development.*

*Importantly, the five beachfront units are proposed to remain short stay accommodation only. These are the 'premium' units on the subject site as they have a direct outlook to the ocean. This will ensure that the highest value portion of the site is dedicated to short stay accommodation. Furthermore, as outlined in reason 1, removing the restriction of short stay accommodation on the remainder of the units will actually make it easier for the entire development (including the beachfront units) to be completed. Approval of this dual use proposal is therefore likely to increase the short stay accommodation offering in Jurien Bay.*

*Reason 3 — No undue impacts on surrounding areas*

*At present, short stay accommodation units can be tenanted for up to three months at a time. Removing the restriction on short stay accommodation for the ten additional units will simply give owners the option to lease the units for a period longer than three months. This change has no impact on the amenity of the surrounding locality. Furthermore, the location is highly appropriate for*

*permanent residential, particularly noting the areas to the north, south and east of the site are zoned for residential purposes.*

Given the comprehensive submission from the applicant it is the officer's recommendation that the applicant be granted an amendment to the 2009 approval to convert an additional 10 units on Strata Plan 62036 (23 Dalton Street, Jurien Bay) for 'Dual Use' for the following concluding reasons:

- The proposal will facilitate the completion of a high quality development within a key location of Jurien Bay, resulting in a measurable community benefit.
- The proposal will not prejudice the ability of the units to be used for tourism accommodation, noting they will be available for 'Dual Use'.
- The five beachfront units, representing the highest value units on the site, are proposed to remain short stay accommodation only.
- The proposal meets the key principles set out by Planning Bulletin 83/2013 - Planning for Tourism, which relate to the provision of permanent accommodation within tourist locations.

#### CONSULTATION

Nil

#### STATUTORY ENVIRONMENT

- Local Planning Scheme No 7
- Strata Titles Act 1985

#### POLICY IMPLICATIONS

- Planning Bulletin 83/2013 - Planning for Tourism
- There are no local policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

The applicant has paid an application fee of \$295.

#### STRATEGIC IMPLICATIONS

- Local Tourism Planning Strategy 2012
- 2016 – 2026 Strategic Community Plan:

<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

#### ATTACHMENTS

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

- Planning Application The Waves (Doc Id: 107705)

- Planning Solutions Submission (Doc Id: 107706)
- The Waves Strata Meeting (Doc Id: 107707)  
**(Marked 9.4.2)**



VOTING REQUIREMENT

Simple majority

**OFFICE RECOMMENDATION**

**That Council amend its approval granted on 28 May 2009 for Strata Plan 62036, “The Waves”, 23 Dalton Street, Jurien Bay to allow an additional ten (10) units to be used for both permanent accommodation and short stay accommodation (Dual Use), resulting in 75% of the units being listed as Dual Use. The ten (10) units subject to this amendment are units 1, 7 - 9 and 15 - 20 in accordance with the attached plans date stamped 22 March 2018.**

### 9.4.3 COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLANNING – FINAL DRAFT ADVERTISING

Location:	Cervantes and Jurien Bay Foreshore and associated areas
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Grants and Subsidies / Programs / Coastal & Marine Management
Disclosure of Interest:	None
Date:	7 March 2018
Author:	David Chidlow, Executive Manager Development Services
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

To consider initiating a public consultation process with respect to the Shire of Dandaragan's Draft Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)

#### BACKGROUND

State Planning Policy 2.6: State Coastal Planning Policy (SPP 2.6 or the Policy) requires local planning authorities to prepare for the impacts of coastal erosion and coastal inundation (temporary flooding of normally dry land). The Policy requires local government to show due regard for its policy when making or revising schemes and assessing new development.

The Policy also requires that local governments, and other relevant planning authorities with coastal jurisdiction, prepare CHRMAPs in accordance with the Policy, policy guidelines and CHRMAP guidelines.

The Policy indicates a clear preference for relevant authorities to consider a strategy of Planned or Managed Retreat over coastal protection. Planned and managed retreat is aimed at accommodating the impacts of long term sea level rise (current projections of 0.9m by 2110), preserving public beach access and coastal ecosystems, and providing future decision makers with flexibility to change management approaches (unlike hard coastal protection).

In September 2017, the Western Australian Planning Commission released the draft Planned and Managed Retreat Guidelines (the Guidelines) to provide guidance as to how planned and managed retreat could be implemented under the existing State legislative and policy framework. The Guidelines recommend the use of voluntary or compulsory acquisition provisions provided for under the Land Administration Act 1997 (WA) and Planning and Development Act 2005 (WA). In reality, this is unlikely to occur in the Shire of Dandaragan unless the State or Commonwealth



Governments provide the majority of funding to acquire property. There is no obligation on Government to adopt a strategy that may invoke a requirement to compensate land owners for loss due to erosion.

It is important to note that while the managed retreat option is recommended in this CHRMAP, its future implementation will need further investigation with respect to the implications for both Government and private stakeholders. It is also important to note that landowners who may be considering purchasing or developing land in designated hazard areas should not assume that any funds will be forthcoming to support future retreat.

Community engagement sessions were held in the Shires of Dandaragan and Gingin during May 2017. At these sessions, the community had the opportunity to view and discuss the maps, provide information about the uses and values of coastal areas to inform future planning, and see examples of how other communities are adapting to coastal change. These sessions were open to all members of the public and participants were asked to complete a feedback form at the session. Coastal engineers, marine scientists, planners and Shire representatives were on hand to discuss the information in person.

The information gathered at these sessions was used to inform this final draft of the plan.

#### COMMENT

Ashley Robb, Project Manager, Coastal Adaptation Planning Gingin Dandaragan Coastal Partnership presented to the Council at Forums held on 23 March 2017 and 7 December 2017.

Development of the Dandaragan Draft CHRMAP has followed the requirements of SPP 2.6 and supporting guideline documents. Previous work had highlighted that the town-sites of Jurien Bay and Cervantes as being at risk of coastal erosion and these areas form the focus for this CHRMAP.

The coastal zones of each township were divided into management units with similar asset types and exposure to coastal hazards. The risk and vulnerability assessment was applied to each management unit and results highlighted the most vulnerable management unit within each township, for which more detailed assessment of adaptation options were investigated. A range of options for addressing the challenges of coastal erosion and its effects on the coastal zone over the next decade and century have been outlined.

While it is natural that local communities would prefer to protect and preserve the current features of the coastal zone, the reality is

that unless some new and innovative protection methods are developed, the costs of maintaining current features will likely become prohibitively expensive at some point in the future, given current sea level rise projections.

The interim nature of protect options needs to be recognised across the community and adaption options developed and solutions optimised for social, environmental and economic (affordability) drivers.

In the absence of funding to acquire properties and implement a strategy of planned or managed retreat and resources to fund long term protection strategies, the Shire's Administration has worked with Cardno and the Department of Planning, Lands and Heritage to design an alternative interim planning framework. This planning framework accords with advice received from the Department of Planning, Lands and Heritage in 2016 and can be readily adapted to facilitate a strategy of planned or managed retreat as per the Guidelines if funding becomes available for acquisition in the future.

This alternative framework utilises time limited planning consents to allow the continued development and use of land until coastal hazards materialise. This framework does not provide compensation to landholders if coastal hazards materialise. The complex planning issues around setting the intent and establishing controls such Special Control Areas to either restrict development within currently developed areas and / or rezone currently undeveloped land to avoid future development are discussed for each of the management units within each township. A number of options was identified that aim to protect developed areas under imminent threat of a storm erosion event. The Shire of Dandaragan's Draft CHRMAP is provided in the attachments.

### CONSULTATION

In the event that Council agrees to proceed to public consultation with respect to the Draft CHRMAP, then advertising will be undertaken with a submission period of 45 days. It is envisaged that a further report, including any public submissions, will be submitted to the next available Council meeting following consultation.

### STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.
- Planning and Development Act 2005
- State Planning Policy 2.6: State Coastal Planning Policy

### POLICY IMPLICATIONS

- There are no local policy implications relevant to this item.

**FINANCIAL IMPLICATIONS**

- The project has been funded by the Department of Planning, the Shires of Dandaragan and Gingin.

**STRATEGIC IMPLICATIONS**

2016 – 2026 Strategic Community Plan

<i>Goat 4: Healthy Natural and Built Environment</i>	
Objectives	How the Shire will contribute
4.1 Maintain integrity of coastal and marine environments	a) Manage pressure on coastal/beach environment from visitation/locals on Shire of Dandaragan reserves

<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 is the following item relevant to this report:

- Shire of Dandaragan's Draft CHRMAP (Doc Id: 108165)  
**(Marked 9.4.3)**



**VOTING REQUIREMENT**

Simple majority

**OFFICER RECOMMENDATION**

**That Council agree to initiate a public consultation process to the draft Coastal Hazard Risk Management and Adaption Plan (CHRMAP) (Doc Id: 108165) for a period of 45 days.**

#### 9.4.4 PROPOSED NEW AMBULANCE CENTRE, PORTION OF LOT 595 WESTON STREET, CERVANTES

Location:	Lot 595 (vacant crown land) Weston Street, Cervantes
Applicant:	Shire of Dandaragan
File Path:	Business Classification Scheme / Emergency Services / Service Provision / Ambulance Services
Disclosure of Interest:	None
Date:	12 March 2018
Author:	David Chidlow, Executive Manager Development Services
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

#### PROPOSAL

For Council to seek vesting for purposes of Emergency Services (ambulance) and management order over portion of Lot 595 Weston Street Cervantes from the Department of Planning, Heritage and Lands to accommodate a new ambulance centre.

#### BACKGROUND

*The Department of Fire and Emergency Services submit the following request;*

*St John Ambulance Cervantes are delivering a proposal for consideration by the Dandaragan Shire Council into the feasibility of building a new Ambulance station in Cervantes and the possibility of the shire providing an appropriate "block of land" to build that station on.*

*Over the past five years Cervantes' Ambulance workload has increased significantly and it has become a very busy ambulance station. Aside from local calls, Cervantes supports numerous surrounding ambulance districts including Jurien Bay, Moora, Lancelin, Green head and Leeming, as and when required.*

*In 2012 Cervantes completed 54 ambulance Calls. Comparatively in 2017 - 212 ambulance calls were completed.*

*The volunteers of the Cervantes Ambulance sub centre are now formally approaching the Dandaragan shire to investigate the expansion of Ambulances services and ensure the continued delivery of a world class ambulance service into the future.*

*The Cervantes Ambulance station was refurbished in 1998 and the ambulance team has outgrown the current facility. The station only has room for two ambulances and does not allow for expansion of our fleet, response and operational activities and adequate first Aid delivery.*

*Upgrading the current facility would not be cost effective or practical; St John Ambulance currently has a new generic building plan that would suit the needs of Cervantes and the shire (Attached plan), and address these issues.*

*We therefore request your consideration and feedback regarding the feasibility and possible acquisition of the vacant land beside the Cervantes Fire Station as an appropriate site for building this new facility.*

#### Proposed location



#### COMMENT

The land is currently Vacant Crown Land VCL comprising an area of 9751m<sup>2</sup>. The applicant has requested a portion of land that aligns with the existing rear boundaries abutting the playground and vehicle track on lot 795 Weston Street and also abutting the unmade road reserve to the south of the lot. For the purposes of this request the track is included in the request until final details of the exact portion of land are determined based on a development application.

The proposed site is in keeping with the locality being approximately 50m from the existing ambulance facility and approximately 35m from the fire station.

An approximate 2530m<sup>2</sup> is proposed to be excised from the total land area of Lot 595. The land is vacant crown land and there will be a process including any indigenous land title claims.

The purpose of this report is to initiate the process for vesting of the land.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7
- Land Act

POLICY IMPLICATIONS

There are no local policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and Leading local Government</i>	
Objectives	How the Shire will contribute
5.6 Implement sound corporate governance and risk management	g) Manage risk

ATTACHMENTS

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

- Proposed new Ambulance Centre (Dowerin plans)(Doc Id: 106867)

**(Marked 9.4.4)**

VOTING REQUIREMENT

Simple majority

**OFFICER RECOMMENDATION**

**That Council agree to the request from Fire and Emergency Services to consider land for the purposes of a new St John Ambulance centre and seek from the Department Planning, Lands and Heritage vesting for the purposes of Emergency Services with management plan over portion of Lot 595 Weston Street, Cervantes.**

#### 9.4.5 PROPOSED FREE RANGE POULTRY FARM – LOT 3751 MUNBINEA ROAD HILL RIVER

Location:	Lot 3751 Munbinea Road, Hill River
Applicant:	AAA Egg Company Pty Ltd
File Ref:	Development Services Apps / Development Applications / 2017/ 70
Disclosure of Interest:	None
Date:	8 February 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 planning approval for a free range poultry farm located on Lot 3751 on the corner of Munbinea and Cervantes Roads, Hill River.

#### BACKGROUND

Lot 3751 Munbinea Road (1939ha) has recently been subdivided into two lots of approximately 1668.8ha and 270.2ha respectively. The applicant proposes the egg farm development for the smaller lot of 270.2ha (future lot 42), which is majority cleared of native vegetation and of minuscule topography. The proponent outlines this development has essentially the same design features as the egg farm at Lot 25 Munbinea Road (approximately 2km northwest) approved by Council in July 2017. AAA Egg Company Pty Ltd also applied for a third egg farm at Lot 4 Mimegarra Road, Cataby. This egg farm was recommended by Council to be approved by the Wheatbelt JDAP in August 2014, however AAA Egg Company withdraw their application before the JDAP Hearing due to further environmental findings of the site.

The proponent intends to situate the egg farm in the middle of the property with the nearest laying shed to any boundary being 200m from Cervantes Road. No other boundary setbacks are given on the site plan.

The proposal consists of:

- 12x egg laying sheds approximately 100m x 22.4m
- 2x 250m<sup>2</sup> managers residences
- 50m x 7.5m workers accommodation and kitchen
- 16m x 26m office, cool-room and staff amenities
- 38m x 10m workshop and machinery shed
- 2x water tanks
- 8m x 6m gen shed
- 40m x 12m fodder shed

The maximum number of laying hens on site will be 360,000, 30,000 per shed.

The objective for 'Rural' zoned land in Local Planning Scheme no.7 is:

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

A free range poultry farm fits under the land use "animal husbandry – intensive" Under the Scheme this is defined as:

*"animal husbandry - intensive" means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots".*

Agriculture Intensive, Agroforestry, and Animal Husbandry-Intensive are "D" uses (discretionary approval) in a Public Drinking Water Supply Area where Council will have due regard to the potential impact on groundwater quality.

The proponent's newly subdivided property is located outside the northwest border of a Department of Water and Environmental Regulation's Priority 2 Public Drinking Water Source Area (Cervantes Water Reserve) and approximately 16km from the Water Corporation's production bores.

The proponent's property is however located in the predicative Bassendean Precinct Special Control Area of Scheme. Whereby, the Scheme states the following:

#### *5.2 Bassendean Precinct Special Control Area*

*The Bassendean Precinct Area is an important environmental unit in the central coast region. The area comprises deep porous sands that are hydrologically connected to a number of wetlands in the area. The area is noted as a significant area of internal drainage which is particularly vulnerable to the use of fertilizers.*

#### *Purpose of the Special Control Area*

- 1. To preserve the ecological values of the Bassendean Precinct and interrelated wetlands.*
- 2. To avoid development and land uses which would negatively impact on the environmental values of the area.*
- 3. To ensure that future land use in the area, including agriculture, mining and recreational activities does not degrade the area.*
- 4. To ensure that any development takes place in such a manner so as to safeguard the environmental values of the area.*



*Relevant Considerations*

*In considering any rezoning request, subdivision or development application the Local government will have regard to the following:*

- *Development applications for land within the Bassendean Precinct should not be approved where the development may result in an increase of nutrient release into the soil. The impacts of proposals for aquaculture, commercial tree plantations, earthworks (such as filling and excavation) and intensive agriculture will be carefully assessed.*

Local strategic planning guidance is given in the Shire's Local Planning Strategy - Rural Land Use and Settlement 2012:

*8.1.2 Intensive Agriculture*

*The Council may refuse an application for planning consent where in its opinion the proposed development will:*

- 1. adversely affect the rural landscape;*
- 2. adversely impact upon the agricultural use of the land and adjoining/nearby areas;*
- 3. cause detrimental environmental impacts;*
- 4. result in unacceptable fire management risk;*
- 5. place unacceptable servicing requirements which have not been appropriately addressed by the applicant;*
- 6. seek to ensure the impacts of the proposed use/development can be adequately contained on the application site; and*
- 7. in the opinion of the Council will result in an undesirable planning outcome and will be contrary to the orderly and proper planning of the locality.*

*Avoiding Landuse Conflict*

*Intensive animal industries such as feedlots, some horticultural activities and piggeries have the potential for detrimental impacts of water pollution, noise, dust, odour and possible soil erosion. Location of these uses therefore requires careful consideration by the Council in order to avoid environmental degradation and land use conflict.*

*Department of Environment and Conservation (DWER\*) guidelines in relation to buffers to minimize land use conflicts between rural industries and residential areas are summarised in Table 7. These buffer distances should be considered as a starting point for planning purposes and not the sole means of minimising the risk of land use conflict.*

*Table 7: DEC recommended buffer distances between Rural Industries and Residential areas\**

INDUSTRY	BUFFER DISTANCE (metres)
Poultry industry	500

*Conflict can also occur between various forms of agricultural land use and for many agricultural practices it is not feasible to contain impacts within lot boundaries.*

*Greater awareness of, and adherence to, relevant Codes of Practice for other agricultural land use activities can also help to minimise land use conflict as well as off-site environmental impacts.*

Further local strategic planning guidance is given the Shire's Draft Local Planning Strategy 2016 (this strategy will supersede Local Planning Strategy - Rural Land Use and Settlement 2012):

#### *5.3.4 Avoiding land use conflict*

*Guidance for separation distances between Industrial land and sensitive land uses is provided by the Environmental Protection Authority. (EPA: Guidance for the Assessment of Environmental Factors No. 3, June 2005). These generic separation distances and buffer areas have been developed to complement and assist the implementation of the SPP 4.1, State Industrial Buffer Policy. It is intended to provide an approach to minimise the land use conflict between industry, including rural industries and surrounding sensitive land uses. These buffer distances are not a substitute for taking all necessary measures to contain impacts on-site.*

*Registering of notifications on land titles alerting surrounding landowners to amenity impacts may also be needed to limit potential future land use conflicts. Those purchasing land will be made aware that living in or close to an agricultural area may impinge on their quality of lifestyle.*

#### *5.3.9 Accommodation for farm workers*

*As the agricultural activities diversify, costs increase for travel and local circumstances change, there is a growing interest in providing on-site accommodation for managers and full time, part time and seasonal workers working on the property.*

*In principle, the shire supports the use of workers' accommodation on or near the properties on which they work subject to each application being assessed on it's the individual merits. When considering application for farm workers accommodation on rural land Council will take the following matters into consideration:*

- *suitable access to the property being provided;*
- *the availability of services and infrastructures;*
- *the management of potential adverse impacts and land use conflict;*
- *a preference to cluster similar uses on the property, and*

- *the inclusion of conditions in the approval to prevent workers accommodation being used as justification for a future subdivision.*

#### COMMENT

The following is comments on the major concerns of the proposed poultry farm.

#### Services and Infrastructure

- Cervantes and Munbinea Roads are sealed roads and provide good access to the site.
- The applicant is advised to liaise with Western Power to ensure there is sufficient power available to the site.

#### Land Capability

- The applicant has advised that from a desktop study and site visit the evaluation results indicate the site would be suitable for its intended purpose of a free range egg production farm (see attached Environmental Assessment).

#### Vehicle Access Requirements

- A traffic management plan will be implemented to maintain and enhance internal vehicle access areas and minimise the potential for traffic conflict and generation of unreasonable offsite noise or dust.
- A dust management plan will also be implemented to minimise dust generation with the potential for off-site impact.

#### Ground and Surface Water

- The Department of Water and Environmental Regulation (DWER) were consulted for comment on the proposal and provided the following feedback on this matter:

*The submitted proposal did not include any detailed information regarding soil and water management during the construction of the development. Particular attention should be paid to potential weather effects on range areas that may impact on poultry, soil or water resources including:*

- *Free to range enclosures should be sited where the ground surface is at least three metres above the water table to reduce the risk of flooding. Where soils have low permeability, floodwaters may transport nutrients from manure into wetlands.*
- *A site where open areas of standing water may occur should be avoided as wild birds may be attracted, exposing poultry to an increased risk of disease.*
- *A suitable area should be provided to allow roaming birds to forage without causing significant soil damage, nutrient leaching or loss of contaminant filtering vegetation to property boundaries, waterways and water bodies.*

*It is recommended that should the development be approved that conditions are enforced requiring the following plans to be developed in consultation with the Department of Water and Environmental Regulation (Regulatory Services (Water)):*

- *Assessment of the wetland areas located on the property with appropriate buffers and fringing vegetation defined.*
- *Soil and Water Management Plan.*
- *Stormwater Management Plan prepared in accordance with the Stormwater Management Manual for Western Australia.*

*It is also recommended that any wastewater treatment and disposal systems for the manager's houses and/or donga accommodation be designed in accordance with the Water Quality Protection Note No. 70 – Wastewater treatment and disposal – domestic systems.*

#### Service Water

- The applicant is liaising with DWER to gain permission to use ground and surface water. It is believed there will be sufficient quality and quantity of bore water to service the industry.

#### Remnant Vegetation and Wetland Protection Requirements

- The site is largely cleared of original vegetation; however an area of remnant banksia wood in the central part against Cervantes Road and an uncleared wetland area in the north west of the property exist. The proposed development is located away from both these land characteristics.

#### Land Use Conflict

- There is no wider potential for land use conflict from things such as spray drift or smoke between existing and proposed use.
- The use will not sterilise land with potential for urban expansion or other long term land needs as there is unlikely to be any urban expansion in the vicinity.
- There are no sensitive adjoining land uses.
- The proposed development will form a uniform group with AAA Egg Company's first site located approximately 2km northwest at Lot 25 Munbinea Road.
- The development should not significantly detract from any scenic landscape and/or conservation attributes identified in the locality as the proposal is approximately 11km from Indian Ocean Drive.
- Tronox request that the proximity of valuable mineral resources and possible future mining activities be communicated to the proponent.

#### Buffers with Adjacent Uses

- As there are no existing dwellings or other sensitive land uses within 1000m of the site the application complies with both local and State buffer distance standards.

- Further to Table 7 from the Shire's Local Rural Planning Strategy illustrated above the Department of Primary Industries and Regional Development (DPIRD) have advised that there is a required minimum distance of 1000m required between any other poultry farm sheds. The proposed poultry farm complies with this requirement as the poultry farm will be located approximately 2km from the proponent's other operating poultry farm in the Hill River region.
- The proposed development will also comply with the 1000m setback requirement from any sensitive land use stipulated under the EPA Guidance Statement No. 3 – Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses.

#### Safety, Health and Amenity of the Locality

- Given the site management protocols, separation distances from existing dwellings and the very unlikely development of urban land within the vicinity of the proposal, there are no adverse impacts on nearby residents.
- An advice note is provided to applicant to advise that the proposal should at all times comply with the Biosecurity & Agriculture (Stable Fly) Management Plan 2013 in order to minimize the effects of stable flies on the community.

#### Size and Timing of the Operation

The applicant has advised the following:

- The operation of a poultry farm is 24 hours a day, 7 days a week commitment, however the applicant has stated standard hours of operation for regular activity will be from 6am to 8pm Monday to Sunday.
- 120m<sup>3</sup> of manure is produced weekly.
- Each poultry shed is depopulated approximately every 5.25 weeks creating 60tons of carcasses (11.43tons weekly).
- General waste is approximately 2 to 3m<sup>3</sup> per month.

#### Waste Disposal

- A waste and manure management plan will ensure best industry practices are implemented to ensure offsite impacts are minimised.
- Manure moisture levels are monitored and will be kept below the level known by the farm managers to cause odour.
- Manure from the poultry sheds will not be spread on the property.
- Manure will be removed from the poultry sheds twice weekly via conveyor belts to waiting trucks who will remove the waste offsite for further processing, reuse or disposal.
- Normal mortality of birds will be collected daily or more frequently if required. The disposal of such will also occur daily either through refrigeration, composter or other approved methods of disposal.

Conditions of approval will ensure all waste is disposed correctly and safely and any adverse impacts of the waste to the environment are minimised and are not simply transported elsewhere. Conditions of approval will ensure all waste transported offsite for:

- further processing and/or reuse shall be to the standards stated in the Environmental Guidelines for the Australian Egg Industry; and
- disposal is to a Department of Water and Environmental Regulation Licensed Controlled Waste Facility under Part V of the Environmental Protection Act 1986. However this is only applicable to waste facilities which receive in excess of 1,000 tonnes annually under Schedule 1 of the Environmental Protection Regulations 1987.

The Department of Primary Industries and Regional Development on consultation requested further information from the proponent to make a comment on the proposal. In response to this Terry Woodard, the Director of AAA Egg Company stated the following:

*As submitted, we are proposing to build 12 x 30,000 bird controlled environment, free-range poultry sheds that are the latest technology equipment from Big Dutchman in Europe who are global leaders in poultry housing systems.*

*The sheds design, equipment and construction will allow the hens to spend up to 8 hours per day free ranging on reticulated paddocks, the balance of the hens time will be spent inside the shed where they will drink, feed, lay eggs and roam in the controlled environment. The specifics of the daily life of the hens meet or exceed the current Poultry Code of Practice 4th Edition as well as the proposed Australian Animal Welfare Standards and Guidelines for Poultry currently being reviewed.*

*AAA Egg Company is the leading producer of both cage and free range eggs in Western Australia and operate multiple free range sites in WA that strictly follow HACCP principals of food safety that are incorporated into our QA systems to comply or exceed the minimum standards identified by the various codes. We strongly support the Standards and Guidelines for Poultry review becoming mandatory legislation nationally to further strengthen the requirements of egg producers.*

*Our farm managers are trained in HACCP based Quality Assurance systems that are practical, effective and provide for ongoing improvement via review and action methodologies.*

*We verify these systems through senior staff (including Livestock, Operations and Quality Assurance managers) who are Certificate*

*IV in Training and Assessment to carry out ongoing internal training and verification of our QA system.*

#### *Environmental Standards*

*Each of our sites including the Proposed Site No 2. Hill River Poultry Farm are bound by a site specific environmental code of practice to ensure we meet or exceed the standards (these can be found in the attached documentation).*

*The environmental assessment report written in consultation with Dr Peter Keating from Bio Science is derived from the relevant local, state and national environmental standards (these can be found in the attached documentation).*

Given the above information it is the Officer's view that if the site is well managed to the protocols listed, there will be minimal impact to neighbouring properties and the environment and is therefore supported with conditions.

#### CONSULTATION

- Department of Primary Industries & Regional Development;
- Department of Water & Environment Regulation;
- Department of Biodiversity, Conservation and Attractions;
- Department of Fire and Emergency Services;
- Local newspapers;
- Surrounding land owners; and
- Shire Officers.

#### STATUTORY ENVIRONMENT

- Local Planning Scheme No 7
- Environmental Protection Act 1986
- Environmental Protection Regulations 1987

#### POLICY IMPLICATIONS

- SPP 2.5 – Rural Planning Guidelines
- SPP 2.9 – Water Resources
- WAPC Fact Sheet – Poultry Farms
- Environmental Code of Practice for Poultry Farms in Western Australia
- Environmental Guidelines for the Australian Egg Industry
- Poultry Code of Practice 4<sup>th</sup> Edition
- Australian Animal Welfare Standards and Guidelines for Poultry
- There are no local policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

The proponent has paid a fee of \$17,553 for the planning application.

### 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>	
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 2: Healthy, Safe and Active Community</i>	
Objectives	How the Shire will contribute
2.5 Provide environmental health and safety services	a) Provide inspection and enforcement services to protect environmental and public health and control nuisances
<i>Goal 5: Proactive and Leading Local Government</i>	
Objectives	How the Shire will contribute
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:

- Subdivision Plan (Doc Id: 107611)
- Site Plan (Doc Id: 107597)
- Environmental Assessment (Doc Id: 107599)
- Environmental Management Plan (Doc Id: 107596)
- Schedule of Submissions (Doc Id: 107602)

**(Marked 9.4.5)**

### VOTING REQUIREMENT

Simple majority

### **OFFICER RECOMMENDATION**

**That Council approve the planning application for a proposed Free Range Poultry Farm on Lot 3751 Munbinea Road, Hill River to AAA Egg Company subject to the following conditions of approval:**

- 1. The land use and development shall be undertaken in accordance with the approved and stamped plans, including the approved Environmental Management Plan.**
- 2. This Approval is for an Animal Husbandry - Intensive (Free Range Poultry Farm) only.**
- 3. The use and development must be substantially commenced within 3 years of the date of this approval.**
- 4. Poultry shed design and management, management of stock feed, water, waste products and all other aspects of poultry farm operation are to comply with the**



- management guidelines set out in the Environmental Code of Practice for Poultry Farms in Western Australia (May 2004) and the Environmental Guidelines for the Australian Egg Industry (June 2008).
5. The maximum number of laying hens shall be 360,000.
  6. Crossovers, access and egress to the subject site from Munbinea Road and any road works shall be located and constructed to the satisfaction of the Executive Manager Infrastructure and include all necessary drainage and signage. Costs applicable to the construction of the access point/s onto the site and any related issues shall be borne by the proponent.
  7. All internal roadway surfaces within the site are to be constructed of a suitable material such as paving, road base, limestone or coarse gravel and compacted to limit dust generation to the satisfaction of the Shire's Chief Executive Officer.
  8. The use and development must be conducted so that it has minimum impact on the amenity of the area by reason of:
    - i. Transportation of materials, goods and commodities to and from the premises;
    - ii. Appearance of any buildings, works and materials; and
    - iii. The emission of noise, odour, vibration, dust, wastewater, waste products or reflected light.
  9. The applicant is to carry out of each of the elements of the Environmental Management Plan including the audit protocol set out within the Environmental Management Plan.
  10. Prior to the commencement of the development, an amended Soil and Water Management Plan shall be submitted to the Shire and approved by the Chief Executive Officer.
  11. Prior to the commencement of the development, a Stormwater Management Plan prepared in accordance with the Stormwater Management Manual for Western Australia shall be submitted to the Shire and approved by the Chief Executive Officer.
  12. Prior to the commencement of the development, an assessment of the wetland areas located on the property with appropriate buffers and fringing vegetation defined shall be submitted to the Shire and approved by the Chief Executive Officer.
  13. All waste transported offsite for further processing and/or reuse shall be to the protocols of the Environmental Guidelines for the Australian Egg Industry (June 2008).
  14. All waste transported offsite for disposal shall be to a Department of Water and Environmental Regulation Licensed Controlled Waste facility under Part V of the

Environmental Protection Act 1986. This condition is not applicable to facilities which receive less than 1,000 tonnes of waste annually under Schedule 1 of the Environmental Protection Regulations 1987.

15. In the event of any adverse environmental conditions caused by the proponent, the Chief Executive Officer may impose conditions to rectify and remediate the environment by and at the cost to the proponent.

**Advice Notes:**

- Note 1:** Further to this approval, the Applicant may be required to submit working drawings and specifications to comply with the requirements of the Building Act 2011 and the Health Act 1911 which are to be approved by the Shire's Manager Building Services and/or Manager Environmental Health prior to issuing a Building Licence.
- Note 2:** The Department of Health advises that any form of pest control using pesticides must comply with the Health (Pesticides) Regulations 2011.
- Note 3:** It is advised that the proposal should at all times comply with the Biosecurity & Agriculture (Stable Fly) Management Plan 2013 in order to minimize the effects of stable flies on the community.
- Note 4:** It is advised that the proposal should at all times comply with the provisions of the Food Act 2008 and related regulations, codes and guidelines and in particular the Primary Production Standard in relation to Egg production.

**Department of Water and Environmental Regulation Advice Notes:**

- Free to range enclosures should be sited where the ground surface is at least three metres above the water table to reduce the risk of flooding. Where soils have low permeability, floodwaters may transport nutrients from manure into wetlands.
- A site where open areas of standing water may occur should be avoided as wild birds may be attracted, exposing poultry to an increased risk of disease.
- A suitable area should be provided to allow roaming birds to forage without causing significant soil damage, nutrient leaching or loss of contaminant filtering vegetation to property boundaries, waterways and water bodies.
- Any wastewater treatment and disposal systems for the manager's houses and/or donga accommodation be designed in accordance with the Water Quality Protection Note No. 70 – Wastewater treatment and disposal – domestic systems.

**Western Power Advice Notes:**

The applicant is to be made aware that before commencing any work it is essential that they complete a Dial Before You Dig enquiry to obtain the location and voltage of the Western Power network.

**Mining Advice Notes:**

Tronox request that the proximity of valuable mineral resources and future mining activities be accounted for in the assessment of this development and communicated to the proponent. If approved, the development must be undertaken with the knowledge of being located adjacent to future mining and mineral haulage activities, and the associated interactions that will arise.

## 9.5 COUNCILLOR INFORMATION BULLETIN

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

Document ID: 107283

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 22 February 2018. **(Marked 9.5.1)**

### 9.5.2 SHIRE OF DANDARAGAN – BUILDING STATISTICS – FEBRUARY 2018

Document ID: 107355

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for February 2018. **(Marked 9.5.2)**

### 9.5.3 SHIRE OF DANDARAGAN – PLANNING STATISTICS – FEBRUARY 2018

Document ID: 107354

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

### 9.5.4 WA ELECTORAL COMMISSION – 2017 LOCAL GOVERNMENT ORDINARY ELECTIONS – CEO SURVEY FINDINGS

Document ID: 106829

Attached to the agenda is correspondence from WA Electoral Commission 2017 Local Government Ordinary Elections – CEO Survey Findings **(Marked 9.5.4)**

### 9.5.5 WHEATBELT SECONDARY FREIGHT ROUTES

Document ID: 107167

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

### 9.5.6 LOCAL EMERGENCY MANAGEMENT PLAN FOR PROVISION OF WELFARE SUPPORT

Document ID: 107253

Attached to the agenda is a copy of the Local Emergency Management Plan for Provision of Welfare Support – Moora District **(Marked 9.5.6)**

### 9.5.7 DEPARTMENT OF PLANNING, LANDS AND HERITAGE

Document ID: 107124

Attached to the agenda is correspondence in relation to Closure of portion of Aragon Street and Talavera Road for creation of new reserve for purpose of "Memorial Park" **(Marked 9.5.7)**

**9.5.8 LEMC MEETING MINUTES – 21 FEBRUARY 2018**

Document ID: 106882

Attached to the agenda is a copy of the Minutes of the Local Emergency Management Committee (LEMC) held 21 February 2018 (*Marked 9.5.8*)

**9.5.9 SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR FEBRUARY 2018**

Document ID: 107529

Attached to the agenda is monthly report for Tourism / Library for February 2018 (*Marked 9.5.9*)

**9.5.10 PREMIER MARK MCGOWAN MLA – MOORA RESIDENTIAL COLLEGE**

Document ID: 108175

Attached to the agenda is correspondence from Premier Mark McGowan in relation to the closure of Moora Residential College (*Marked 9.5.10*)

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



# **ATTACHMENTS**

**FOR ORDINARY COUNCIL MEETING 22 MARCH 2018**



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

**MINUTES**

for

**AUDIT COMMITTEE MEETING**

held

**JURIEN BAY ADMINISTRATION CENTRE MEETING ROOM**

on

**THURSDAY 8 MARCH 2018**

**COMMENCING AT 9.09AM**

<b>MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018</b>
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**1. DECLARATION OF OPENING**

The Presiding Member declared the meeting open at 9.00am and welcomed those present.

**2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE**

**Members** Councillor K McGlew (Chair)  
Councillor D Slyn  
Councillor P Scharf

**Staff** Mr S Clayton (Acting Chief Executive Officer)

**Apologies**


Councillor A Eyre

**Leave of Absence****3. CONFIRMATION OF MINUTES****3.1 MINUTES OF THE AUDIT COMMITTEE MEETING HELD 7 DECEMBER 2017****AUDIT COMMITTEE DECISION**

Moved Cr Slyn, seconded Cr Scharf  
That the Minutes of the Audit Committee Meeting held 7 December 2017 be confirmed.

**CARRIED 3 / 0**

**4. MATTERS FOR DISCUSSION****4.1 BUDGET REVIEW 2017 / 2018**

Location:	Shire of Dandaragan
Applicant:	N / A
Folder ID:	Business Classification Scheme / Financial Management / Financial Reporting
Disclosure of Interest:	None
Date:	2 March 2018
Author:	Scott Clayton, Manager Corporate Services
Signature of Author:	



## MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018

### PROPOSAL

To recommend to Council that the budget review for the 2017 / 2018 financial year based on the financial statements from 1 July 2017 to 31 December 2017 be recommended for adoption.

### BACKGROUND

As part of the amendments to the Financial Management Regulations (1996), Regulation 33A - Review of budget has been inserted.

*“This requires;*

- 1. between 1 January and 31 March in each year, local government is to carry out a review of it’s annual budget for that year;*
- 2. it is to be submitted to council within 30 days of the review;*
- 3. Council is to consider the review and determine whether or not to adopt the review, any parts of the review or any recommendations made in the review; and*
- 4. a copy of the review and determination is to be then forwarded to the Department within 30 days.”*

### COMMENT

Staff have reviewed the 2017 / 2018 budget to identify any significant variances. The financial statements to the 31 December 2017 have been used as the basis for the review, however, where a variance has occurred and is known prior to the completion of the staff component of the review on 15 February 2018, these have been accounted for.

Attached is a detailed summary of the identified variances, the Rates Setting Statement and other statements showing the effect of these variances.

In addition to the listed changes the actual opening surplus carried forward was \$55,845 more than budgeted.

### CONSULTATION

- Acting Chief Executive Officer
- Executive Manager Infrastructure

### STATUTORY ENVIRONMENT

- Regulation 33A and 34 of the Local Government Financial Management Regulations (1996)

### POLICY IMPLICATIONS

There are no policy implications relevant to this item.

### FINANCIAL IMPLICATIONS

The adoption of this budget review will amend the budget with an overall recognition of a surplus of \$191,362.

**MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018**

**STRATEGIC IMPLICATIONS**

2016 – 2026 Strategic Community Plan

<i>Goal 5 - Proactive and Leading Local Government</i>	
Objectives	How the Shire will Contribute
5.2 High Performing Administration	c) Compliance in all legislative requirements and functions

**ATTACHMENTS**

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

- Budget Review identified variances and statements for the period ending 30 June 2018 (Doc Id: 107310)  
**(Marked 4.1)**

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION / COMMITTEE DECISION**

**Moved Cr McGlew, seconded Cr Slyns**

**To recommend to Council that the budget review, as presented with a deficit of \$191,362, be adopted, with the following variances being formally adopted as budget amendments;**

GL	GL Name	Amount DR (CR)	Description
13140	Standpipe	(2,500)	Increase in standpipe usage
13180	other reimbursement	(1,367)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(9,321)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(944)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(354)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(19,764)	Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/6/17
13180	other reimbursement	(927)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(5,000)	JB Chamber of Commerce - Turquoise Way landscape path maintenance
13180	other reimbursement	(39)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(38,801)	Refund of registration fees as stamp duty concession was reinstated
13180	other reimbursement	(4,272)	Refund of registration fees as stamp duty concession was reinstated
13201	Insurance Scheme Dividend	(8,806)	Good driver rebate given 30/06/16 - 30/06/17
13260	Other Reimbursements (No GST)	(3,600)	Housing rental reimbursed through debtors not wages
14120	Grants Commission	28,965	Actual grant differed from estimate in budget
14140	ESL	(10,356)	Additional funding given for overspend of ESL

**MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018**

			from 16/17
14150	Other grants	(34,023)	Country Local Government Fund grant - traineeships x 2
14150	Other Grants	(8,006)	Regional visitors centre sustainability grant
15112	Other Non-Operating Contributions	(50,000)	Turquoise Way Path Project Reserve funds
20009	Contract EHO Services	(3,375)	Shire of GingIn reimbursement of EHO services
20290	Staff housing rent	3,600	Housing rental reimbursed through debtors not wages
20650	Development Application Fees	(30,000)	Increase in development application income (solar facility)
20820	Sandy Cape Camping	(60,000)	Increase income from Sandy Cape Camping Fees
22120	Fuel Rebate	(9,000)	Increase in fuel rebate able to be claimed
26110	Salaries	(42,288)	Correct Budget allocation error - transferred to waste management from library
26110	Salaries	42,288	Correct Budget allocation error - transferred to waste management from library
26110	Salaries	34,023	Country Local Government Fund grant - payment of wages for traineeships
26550	Staff Housing	9,877	Planning officer housing
27065	Contract Labour - Other	52,754	Contract Planner salaries
27160	IT Operations	(3,000)	New agreement reduces councillor laptop lease
27160	IT Operations	(3,000)	Docs on Tap costs less than budgeted
27160	IT Operations	10,137	Convert Amlib library system and training
28545	Materials and Contracts (ALL)	1,634	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	1,634	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	1,634	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	160	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	1,634	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28545	Materials and Contracts (ALL)	808	Award new 3 year cleaning contract slightly higher than budgeted
28715	Recreation Plan	26,765	Badgingarra Tennis Light Project
28735	Tourism Expenses	8,006	Regional visitors centre sustainability grant
28815	Lease Repayments	7,404	Budget Omission - Civic centre water filter hire
31110	Property Insurance	3,048	Property Insurance endorsement adjustment for 30/6/16-30/6/17
32105	Depreciation on Buildings	180,097	Move budgeted depreciation department for Civic Centre Schedule only
32105	Depreciation on Buildings	(180,097)	Move budgeted depreciation department for Civic Centre Schedule only
33200	Loss on Sale of Plant & Equipment	1,489	Sale of DCEO Toyota Prado


<b>MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018</b>
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38265	Debtor Write off	12,988	Write Off - Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/06/17
38270	Rates Write Off	3,372	Write off rates for Mens Shed assessment
38280	Other Expenses	2,868	Return unspent CLGF grant
51217	Footpath Construction Reserve	50,000	Transfer from Sport & Recreation Reserve
51218	Sport & Recreation Reserve	(26,765)	Transfer from Sport & Recreation Reserve
62100	Buildings & Improvements	(2,677)	Completed job under budget - JCC Repairs to internal wall behind ball nets.
62100	Buildings & Improvements	2,884	Completed job over budget - BCC Carpark lighting at exit point
62199	Less Accumulated Depreciation	(180,097)	Move budgeted depreciation department for Civic Centre
62199	Less Accumulated Depreciation	180,097	Move budgeted depreciation department for Civic Centre
63100	Furniture & Equipment	3,000	Correct fixed asset allocation - Air Compressor
64100	Plant & Equipment	(44,500)	Sale of DCEO Toyota Prado
64100	Plant & Equipment	(3,000)	Correct fixed asset allocation - Air Compressor
64100	Plant and Equipment	4,040	Purchase new tandem axle trailer
64199	Less Accumulated Depreciation	6,647	Sale of DCEO Toyota Prado
66100	Infrastructure - Roads	(9,000)	Completed job under budget - McKays rd. Gravel Resheet 0.0-3.0km
66100	Infrastructure - Roads	(15,683)	Completed job under budget - Black Arrow rd. Gravel Resheet 2.0-6.0km
66100	Infrastructure - Roads	(11,025)	Completed job under budget - Koodjee rd. Gravel Resheet 0.0-4.0km
66100	Infrastructure - Roads	123,241	Completed job costs reallocated - Jur. East rd. Widen to 8m 0.0-7.0km
66100	Infrastructure - Roads	(125,324)	Completed job costs reallocated- Jur. East rd. Final Seal 0.0-7.0km
66200	Infrastructure - Drainage	3,789	Completed job over budget - Town Centre Sewerage
66300	Infrastructure - Footpaths	5,549	Completed job over budget - Turquoise Way Staged Replacement
66500	Infrastructure - Other	(5,462)	Completed job under budget - Cer. Transfer Fencing staged replacement
69404	Jurien Sport and Rec Centre Loan 132	21,000	Self-Supporting Loan JB Sport & Rec Centre
71650	Proceeds from sale of assets	36,364	Sale of DCEO Toyota Prado
74200	Self-Supporting Loans Non- Current	(3,398)	Self-Supporting Loan JB Sport & Rec Centre
82200	Self-Supporting Loans Non- Current	(17,602)	Self-Supporting Loan JB Sport & Rec Centre
95300	Retained Earnings - Net Movement in Reserves	(50,000)	Transfer to Footpath Reserve
95300	Retained Earnings - Net Movement in Reserves	26,765	Transfer from Sport & Recreation Reserve
96100	Transfers To Reserve Funds	50,000	Transfer to Footpath Reserve
96200	Transfers From Reserve Funds	(26,765)	Transfer from Sport & Recreation Reserve

<b>MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018</b>
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**CARRIED 3 / 0**

#### **4.2 STATUTORY COMPLIANCE AUDIT RETURN 2017**

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Corporate Management / Audit / Internal
Disclosure of Interest:	None
Date:	2 March 2017
Author:	Scott Clayton, Acting CEO/Executive Manager Corporate & Community Services
Signature of Author:	

#### **PROPOSAL**

That it be recommended to the Audit Committee that the Compliance Audit Return for the period 1 January 2017 to 31 December 2017 be adopted.

#### **BACKGROUND**

Local governments in Western Australia are required to complete, on an annual basis, a Compliance Audit Return (CAR). The Return is a self-assessment of compliance with Local Government (Audit) Regulation 13 and covers compliance in the areas of Caravans and Camping, Cemeteries, Commercial Enterprises, Delegations, Disclosure of Interest, Disposal of Property, Elections, Executive Functions, Finance, Local Government Employees, Grants Commission, Local Laws, Meeting Process, Miscellaneous Provisions, Official Conduct, Swimming Pools and Tenders.

In December 2011, Mr Castrilli announced a reduction of 20 per cent to the size of the CAR with a further 70 per cent reduction in 2012, meaning local governments will deal with eight, not 27 pages.

The remaining questions relate to areas of compliance considered high risk, such as:

- financial interest disclosures;
- procurement and tendering;
- delegation and use of delegated power; and
- the recruitment and appointment of the Chief Executive Officer.

After the Compliance Audit Return has been reviewed by the Audit Committee and a report presented to Council, a certified copy of the return along with the relevant section of the minutes and any additional information explaining or qualifying the compliance audit is to be submitted to the Director General of the Department of Local Government

**MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018**

and Communities by **31 March 2018**.

COMMENT

For the period 1 January 2017 to 31 December 2017 the CAR demonstrates that the Shire has achieved the required level of compliance.

CONSULTATION

- Executive Secretary

STATUTORY ENVIRONMENT

The contents of the Compliance Audit Return relates to a range of local government legislation.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5 - Proactive and Leading Local Government</i>	
Objectives	How the Shire will Contribute
5.2 High Performing Administration	c) Compliance in all legislative requirements and functions

ATTACHMENTS

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

- Compliance Audit Return 2016 (Doc Id: 107361)  
**(Marked 4.2)**

VOTING REQUIREMENT

Simple majority

**OFFICER RECOMMENDATION / COMMITTEE DECISION**

**Moved Cr Scharf, seconded Cr Slyns**

**That it be recommended to the Audit Committee that the Compliance Audit Return as per attached for the period 1 January 2017 to 31 December 2017 be adopted.**

**CARRIED 3 / 0**

**MINUTES OF AUDIT COMMITTEE MEETING HELD 8 MARCH 2018**

**5. NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

The Presiding member congratulated and thanked Scott on his commitment in carrying out dual roles Acting Chief Executive Officer and Executive Manager Community & Corporate Services.

**6. CLOSURE OF MEETING**

The Presiding Member declared the Meeting closed at 9.49am.

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

Signed.....

Presiding Person at the Meeting at which the Minutes were confirmed

Date.....



# Budget Review

for the period ended  
30 June 2018



Council Summary of identified variances	1
Statement of Financial Activity	2
Balance Sheet	3
Income Statement by Department	4
Income Statement by Nature or Type	5
Net Current Assets	6

**Budget Review  
Budget Amendments**

G/L ACCOUNT	DEPT	SCHEDULE	DESCRIPTION	COUNCIL RESOLUTION/ PERMANENT VARIANCE OR BUDGET REVIEW	CLASSIFICATION	NON-CASH ADJUSTME NT	INCREASE IN CASH AVAILABLE	DECREASE IN CASH AVAILABLE	AMENDED BUDGET RUNNING BALANCE
									0
									55,845
									55,845
13140	1304	Standpipe	Increase in standpipe usage	Budget Review	Operating		2,500		58,345
13180	0402	Other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		1,367		59,712
13180	0503	Other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		9,321		69,033
13180	0701	other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		944		69,977
13180	1001	other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		354		70,331
13180	1101	Public Halls & Civic Centre	Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/6/17	20171026 9.1.1	Operating		19,764		90,094
13180	1103	other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		927		91,021
13180	1201	Other Reimbursements	JB Chamber of commerce - Turquoise way landscape path maintenance	Budget Review	Operating		5,000		96,021
13180	1303	other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		39		96,061
13180	1404	other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		38,801		134,861
13180	1405	other reimbursement	Refund of registration fees as stamp duty concession was reinstated	Permanent Variance	Operating		4,272		139,134
13201	1407	Insurance Scheme Dividend	Good driver rebate given for 30/06/16 - 30/06/17	Budget Review	Operating		8,806		147,940
13260	0503	Other Reimbursements (No GST)	Housing rental reimbursed through debtors not wages	Budget Review	Operating		3,600		151,540
14120	0303	Grants Commission	Actual grant differed from estimate given at budget time	Budget Review	Operating			(28,965)	122,575
14140	0501	ESL	Additional funding given for overpend of ESL from 16/17	Budget Review	Operating		10,356		132,931
14150	1302	Other Grants	Country Local Government Fund grant - traineeships x 2	20180125 10.1.1	Operating		34,023		166,954
14150	1302	Other Grants	Regional visitors centre sustainability grant	Permanent Variance	Operating		8,006		174,960
15112	1103	Other Non Operating Contributions	Non-Op Grant - Turquoise Way Path Project Reserve funds	Permanent Variance	Balance Sheet		50,000		224,960
20009	0701	Contract EHO Services	Shire of Gingin reimbursement of EHO services and vehicle costs	Budget Review	Operating		3,375		228,335
20290	0503	Staff housing rent	Housing rental reimbursed through debtors not wages	Budget Review	Operating			(3,600)	224,735
20650	1005	Development Application Fees	Increase in development application income - (solar energy facility)	Budget Review	Operating		30,000		254,735
20820	1103	Sandy Cape Camping fees	Increase income from Sandy Cape camping fees	Permanent Variance	Operating		60,000		314,735
22120	1404	Fuel Rebate	Increase in fuel rebate able to be claimed	Budget Review	Operating		9,000		323,735
26110	1001	Salaries	Misallocation of Jurien works crew - transferd to waste management from library department	Budget Review	Operating		42,288		366,023
26110	1105	Salaries	Misallocation of Jurien works crew - transferd to waste management from library department	Budget Review	Operating			(42,288)	323,735
26110	1302	Tourism & Area Ppromotion	Country Local Government Fund grant -wages for traineeships	20180125 10.1.1	Operating			(34,023)	289,712
26550	1005	Staff Housing	Unbudgeted - contracted planning officer housing	Budget Review	Operating			(9,877)	279,835
27065	1005	Contract Labour - Other	Unbudgeted - contract planner salaries	Budget Review	Operating			(52,754)	227,080
27160	0401	IT Operations	New agreement reduces councillor laptop lease and docs on tap	Budget Review	Operating		6000		233,080
27160	1105	IT Operations	Unbudgeted - Convert Amlib library system and training	Budget Review	Operating			(10,137)	222,943
28545	1009	Materials and Contracts (ALL)	Award new 3 year cleaning contract	20171123 11.1.1	Operating			(9,929)	213,014
28735	1302	Tourism Expenses	Regional visitors centre sustainability grant	Permanent Variance	Operating			(8,006)	205,008
28815	1101	Lease Repayments	Unbudgeted - Civic Centre water filter hire	Permanent Variance	Operating			(7,404)	197,604
31110	1201	Property Insurance	Property Insurance endorsement adjustment for 30/6/16-30/6/17	Budget Review	Operating			(3,048)	194,556
32105	1009	Depreciation on Buildings	Move budgeted depreciation department for Civic Centre	Budget Review	Balance Sheet	180,097			194,556
32105	1101	Depreciation on Buildings	Move budgeted depreciation department for Civic Centre	Permanent Variance	Balance Sheet	(180,097)			194,556
33200	0402	Loss on Sale of Plant & Equipment	Proceeds from sale of Assets - Sale of DCEO Toyota Prado	20171123 11.1.2	Capital	(1,489)			194,556
38265	1101	Public Halls & Civic Centre	Write Off - Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/06/17	20171026 9.1.1	Operating			(12,988)	181,569
38270	0301	Rates Write Off	Write off rates for Mens shed assessment	Budget Review	Operating			(3,372)	178,197
38280	0303	Other Expenses	Return unspent CLGF grant	Budget Review	Operating			(2,868)	175,329
51217		Footpath Construction Reserve	Non-Operating Grant - Turquoise Way Path Project Reserve funds	Permanent Variance	Balance Sheet			(50,000)	125,329
51218		Sport & Recreation	Increase CSRFF funding for Badgingarra Community Sport and Recreation lighting	20170824 9.1.2	Operating			(26,765)	98,564
51218		Reserves	Transfer from Sport & Recreation Reserve for the Badgingarra Community Sport and Recreation Centre lighting	20170824 9.1.2	Balance Sheet	(26,765)			98,564
62100	1101	Buildings & Improvements	Completed job under budget - JCC Repairs to internal wall behind ball nets.	Budget Review	Capital		2,677		101,241

62100	1101	Buildings & Improvements	Completed job over budget - BCC Carpark lighting at exit point	Budget Review	Capital			(2,884)	98,357
62199	1009	Less Accumulated Depreciation	Move budgeted depreciation department for Civic Centre	Budget Review	Balance Sheet	(180,097)			98,357
62199	1101	Less Accumulated Depreciation	Move budgeted depreciation department for Civic Centre	Permanent Variance	Balance Sheet	180,097			98,357
63100	1201	Furniture & Equipment	Correct fixed asset allocation - air compressor	Budget Review	Capital			(3,000)	95,357
64100	0402	Plant & Equipment	Proceeds from sale of Assets - Sale of DCEO Toyota Prado	20171123 11.1.2	Capital	44,500			95,357
64100	1201	Plant & Equipment	Correct fixed asset allocation - air compressor	Budget Review	Capital		3,000		98,357
64100	1205	Plant & Equipment	Add to capital purchases - new tandem axle trailer	20171123 9.1.3	Capital			(4,040)	94,317
64199	0402	Less Accumulated Depreciation	Proceeds from sale of Assets - Sale of DCEO Toyota Prado	20171123 11.1.2	Capital	(6,647)			94,317
66100	1201	Infrastructure - Roads	Completed job under budget - McKays rd. Gravel Resheet 0.0-3.0km	Budget Review	Capital		9,000		103,317
66100	1201	Infrastructure - Roads	Completed job under budget - Black Arrow rd. Gravel Resheet 2.0-6.0km	Budget Review	Capital		15,683		119,000
66100	1201	Infrastructure - Roads	Completed job under budget - Koodjee rd. Gravel Resheet 0.0-4.0km	Budget Review	Capital		11,025		130,025
66100	1201	Infrastructure - Roads	Completed job costs reallocated - Jur. East rd. Widen to 8m 0.0-7.0km	Budget Review	Capital			(123,241)	6,784
66100	1201	Infrastructure - Roads	Completed job costs reallocated - Jur. East rd. Final Seal 0.0-7.0km	Budget Review	Capital		125,324		132,109
66200	1003	Infrastructure - Drainage	Completed job over budget - Town Centre Sewerage	Budget Review	Capital			(3,789)	128,320
66300	1201	Infrastructure - Footpaths	Completed job over budget - Turquoise Way Staged Replacement	Budget Review	Capital			(5,549)	122,771
66500	1001	Infrastructure - Other	Completed job under budget - Cer. Transfer Fencing staged replacement	Budget Review	Capital		5,462		128,233
69404	1103	Jurien Sport and Rec Centre Loan 132	Self Supporting Loan to Jurien Bay Sport and Recreation Centre for portable toilets	20170824 9.1.1	Balance Sheet			(21,000)	107,233
71650	0402	Proceeds from sale of assets	Proceeds from sale of Assets - Sale of DCEO Toyota Prado	20171123 11.1.2	Capital		36,364		143,596
74200	1103	Self Supporting Loans Non Current	Self Supporting Loan to Jurien Bay Sport and Recreation Centre for portable toilets	20170824 9.1.1	Balance Sheet		3398.16		146,995
82200	1103	Self Supporting Loans Non Current	Self Supporting Loan to Jurien Bay Sport and Recreation Centre for portable toilets	20170824 9.1.1	Balance Sheet		17601.84		164,596
96100		Transfers To Reserve Funds	Non-Op Grant - Turquoise Way Path Project Reserve funds	Permanent Variance	Balance Sheet	50000			164,596
96200		Transfers From Reserve Funds	Transfer from Sport & Recreation Reserve for the Badgingarra Community Sport and Recreation Centre lighting	20170824 9.1.3	Balance Sheet		26,765		191,361
						59,599	605,042	(469,526)	

SHIRE OF DANDARAGAN  
RATE SETTING STATEMENT by Department  
for the year ending 30 June 2018

Description	Annual Budget 2017/18	Budget Review 2017/18
<b>Operating Revenues / Sources</b>		
Governance	31,978	33,345
General Purpose Funding (Excluding Rate Revenue)	897,686	868,721
Law, Order and Public Safety	479,105	498,782
Health	19,667	23,986
Education & Welfare	(0)	(0)
Community Ammenities	1,205,857	1,236,210
Recreation and Culture	321,519	452,209
Transport	1,670,252	1,675,252
Economic Services	208,840	253,408
Other Property and Services	537,079	597,958
	<b>5,371,983</b>	<b>5,639,872</b>
<b>Expenses / (Application)</b>		
Governance	(695,773)	(691,265)
General Purpose Funding	(243,529)	(249,769)
Law, Order and Public Safety	(1,346,668)	(1,346,668)
Health	(378,880)	(379,040)
Education & Welfare	(81,423)	(81,423)
Community Ammenities	(2,210,697)	(2,418,477)
Recreation and Culture	(3,199,140)	(3,124,805)
Transport	(5,392,510)	(5,384,780)
Economic Services	(736,999)	(779,028)
Other Property and Services	(533,415)	(533,415)
	<b>(14,819,034)</b>	<b>(14,988,669)</b>
<b>Adjustments for Non-Cash (Revenue) and Expenditure</b>		
(Profit)/Loss on Asset Disposals	189,341	187,852
Movement in Accrued Interest	(0)	(0)
Movement in Accrued Salaries and Wages	(0)	(0)
Movement in Employee Provisions	(0)	(0)
Movement in Deferred Rates	(0)	(0)
Movement in Accrued Expenses	(0)	(0)
Depreciation on Assets	(6,171,904)	(6,164,877)
<b>Total Operating less non cash items</b>	<b>(3,464,489)</b>	<b>(3,371,772)</b>
<b>Capital Revenue and (Expenditure)</b>		
Purchase Land and Buildings	(822,295)	(822,502)
Purchase Furniture and Equipment	(160,000)	(163,000)
Purchase Plant and Equipment	(1,054,000)	(1,055,040)
Purchase Infrastructure Assets - Roads	(3,636,017)	(3,598,225)
Purchase Infrastructure Assets - Parks & Reserves	(23,993)	(23,993)
Purchase Infrastructure Assets - Other	(336,480)	(340,356)
Capital Works in Progress	(0)	(0)
Proceeds from New Debentures	(0)	21,000
Proceeds from disposal of assets	739,727	776,091
Repayment of Debentures	(108,362)	(108,362)
Payment Self Supporting Loan to Community Group	(0)	(21,000)
Self-Supporting Loan Principal Income	47,368	47,368
Transfer to Reserves	(579,958)	(629,958)
Transfer from Reserves	537,430	564,195
Surplus/(Deficit) July 1 B/Fwd	2,789,561	2,845,406
Surplus/(Deficit) June 30 C/Fwd		191,362
<b>Amount raised from rates</b>	<b>6,071,507</b>	<b>6,071,509</b>

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

SHIRE OF DANDARAGAN  
STATEMENT OF FINANCIAL POSITION  
for the year ending 30 June 2018

Description	Notes	1 July 2017		30 June 2018
<b>CURRENT ASSETS</b>				
Cash	7	7,216,558	(2,302,281)	4,914,277
Trade & Other Receivables		986,066	(686,000)	300,066
Inventories		24,690	0	24,690
Other Current Assets		0	0	0
<b>TOTAL CURRENT ASSETS</b>		<b>8,227,314</b>		<b>5,239,033</b>
<b>NON-CURRENT ASSETS</b>				
Land		3,060,000	0	3,060,000
Buildings and Improvements		31,016,300	(390,032)	30,626,268
Furniture and Equipment		917,743	(11,090)	906,654
Plant and Equipment		4,460,872	(264,532)	4,196,340
Infrastructure		210,715,353	(91,373)	210,623,980
Trade & Other Receivables		198,552	(26,368)	172,184
<b>TOTAL NON-CURRENT ASSETS</b>		<b>250,368,821</b>		<b>249,585,425</b>
<b>TOTAL ASSETS</b>		<b>258,596,134</b>		<b>254,824,458</b>
<b>CURRENT LIABILITIES</b>				
Creditors		(436,369)	400,000	(36,369)
Provisions		(526,245)	0	(526,245)
Loans Leases Overdrafts		(108,362)	(6,907)	(115,269)
Accruals		(84,314)	0	(84,314)
<b>TOTAL CURRENT LIABILITIES</b>		<b>(1,155,289)</b>		<b>(762,196)</b>
<b>NON-CURRENT LIABILITIES</b>				
Provisions		(76,862)	0	(76,862)
Loans Leases and Overdrafts		(416,933)	94,269	(322,664)
Other Non-Current Liabilities		0	0	0
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>(493,795)</b>		<b>(399,526)</b>
<b>TOTAL LIABILITIES</b>		<b>(1,649,084)</b>		<b>(1,161,722)</b>
<b>TOTAL NET ASSETS</b>		<b>256,947,050</b>		<b>253,662,736</b>
<b>EQUITY</b>				
Reserves	6	4,945,538	65,763	5,011,301
Revaluation Surplus		43,367,167	(0)	43,367,167
Accumulations		208,634,345	(3,350,077)	205,284,267
<b>TOTAL EQUITY</b>		<b>256,947,050</b>	<b>(3,284,314)</b>	<b>253,662,736</b>

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

SHIRE OF DANDARAGAN  
STATEMENT OF COMPREHENSIVE INCOME by Department  
for the year ending 30 June 2018

Description	Annual Budget 2017/18	Budget Review 2017/18
<b>Revenues from Ordinary Activities</b>		
Governance	31,175	32,542
General Purpose Funding	6,969,193	6,940,228
Law, Order, Public Safety	479,105	498,782
Health	19,667	23,986
Education & Welfare	(0)	(0)
Community Amenities	1,205,857	1,236,210
Recreation and Culture	321,519	402,209
Transport	234,335	239,335
Economic Services	208,840	253,408
Other Property and Services	223,043	283,922
	<b>9,692,734</b>	<b>9,910,624</b>
<b>Expenses from Ordinary Activities</b>		
Governance	(677,667)	(671,667)
General Purpose Funding	(243,529)	(249,769)
Law, Order, Public Safety	(1,346,668)	(1,346,668)
Health	(378,880)	(379,040)
Education & Welfare	(81,423)	(81,423)
Community Amenities	(2,210,697)	(2,416,040)
Recreation and Culture	(3,190,499)	(3,114,850)
Transport	(5,287,545)	(5,290,593)
Economic Services	(734,787)	(776,816)
Other Property and Services	(512,112)	(512,112)
	<b>(14,663,807)</b>	<b>(14,838,978)</b>
	<b>(4,971,073)</b>	<b>(4,928,355)</b>
<b>Borrowing Costs Expense</b>		
Governance	(18,106)	(18,106)
General Purpose Funding	(0)	(0)
Law, Order, Public Safety	(0)	(0)
Health	(0)	(0)
Education & Welfare	(0)	(0)
Community Amenities	(0)	(0)
Recreation and Culture	(8,641)	(8,641)
Transport	(0)	(0)
Economic Services	(0)	(0)
Other Property and Services	(368)	(368)
	<b>(27,115)</b>	<b>(27,115)</b>
<b>Grants and Subsidies Non-Operating</b>		
Governance	(0)	(0)
General Purpose Funding	(0)	(0)
Law, Order, Public Safety	(0)	(0)
Health	(0)	(0)
Education & Welfare	(0)	(0)
Community Amenities	(0)	(0)
Recreation and Culture	(0)	50,000
Transport	1,433,304	1,433,304
Economic Services	(0)	(0)
Other Property and Services	(0)	(0)
	<b>1,433,304</b>	<b>1,483,304</b>
<b>Profit / Loss on Asset Disposal</b>		
Governance	803	(686)
General Purpose Funding	(0)	(0)
Law, Order, Public Safety	(0)	(0)
Health	(0)	(0)
Education & Welfare	(0)	(0)
Community Amenities	(0)	(0)
Recreation and Culture	(0)	(0)
Transport	(102,352)	(102,352)
Economic Services	(2,212)	(2,212)
Other Property and Services	293,102	293,102
	<b>189,341</b>	<b>187,852</b>
<b>NET RESULT</b>	<b>(3,375,544)</b>	<b>(3,284,314)</b>
Other Comprehensive Income	(0)	(0)
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(3,375,544)</b>	<b>(3,284,314)</b>

Notes:

All fair value adjustments relating to remeasurement of financial assets at fair value through profit or loss and (if any) changes on revaluation of non-current assets in accordance with the mandating of fair value measurement through Other Comprehensive Income, is impacted upon by external forces and is not able to be reliably estimated at the time of budget adoption.

Fair value adjustments relating to the re-measurement of financial assets at fair value through profit or loss will be assessed at the time they occur with compensating budget amendments made as necessary.

It is anticipated, in all instances, any changes upon revaluation of non-current assets will relate to non-cash transactions and as such, have no impact on this budget document.

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

SHIRE OF DANDARAGAN  
STATEMENT OF COMPREHENSIVE INCOME by Nature or Type  
for the year ending 30 June 2018

Description	Notes	Annual Budget	Budget Review
		2017/18	2017/18
<b>Revenue from Ordinary Activities</b>			
Rates	8	6,084,507	6,084,507
Grants and Subsidies		1,040,917	1,030,314
Contributions Reimbursements Donations		250,702	324,395
Service Charges	9(b)	(0)	(0)
Fees and Charges	10	2,120,008	2,269,408
Interest Earnings	2(a)	109,000	109,000
Other Revenue		87,599	92,999
		<b>9,692,734</b>	<b>9,910,624</b>
<b>Expenses from Ordinary Activities</b>			
Employee Costs		(3,967,246)	(4,011,146)
Materials and Contracts		(2,810,189)	(2,919,184)
Utilities		(590,263)	(590,263)
Insurance		(380,061)	(383,109)
Other Expenses		(744,145)	(763,372)
Depreciation	2(a)	(6,171,904)	(6,171,904)
		<b>(14,663,807)</b>	<b>(14,838,978)</b>
		<b>(4,971,073)</b>	<b>(4,928,355)</b>
Borrowing Costs Expense	2(a)	(27,115)	(27,115)
Grants & Subsidies (towards non-operating activities)		1,433,304	1,483,304
Profit / Loss on Disposal of Assets	4(b)	189,341	187,852
<b>NET RESULT</b>		<b>(3,375,544)</b>	<b>(3,284,314)</b>
Other Comprehensive Income		(0)	(0)
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>(3,375,544)</b>	<b>(3,284,314)</b>

Notes:

All fair value adjustments relating to remeasurement of financial assets at fair value through profit or loss and (if any) changes on revaluation of non-current assets in accordance with the mandating of fair value measurement through Other Comprehensive Income, is impacted upon by external forces and is not able to be reliably estimated at the time of budget adoption.

Fair value adjustments relating to the re-measurement of financial assets at fair value through profit or loss will be assessed at the time they occur with compensating budget amendments made as necessary.

It is anticipated, in all instances, any changes upon revaluation of non-current assets will relate to non-cash transactions and as such, have no impact on this budget document.

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

SHIRE OF DANDARAGAN  
BUDGET NOTE 7  
NET CURRENT ASSETS

Description	Notes	1-Jul	Movement	Closing Balance
<b>Composition of Estimated Net Current Asset Position</b>				
<b>CURRENT ASSET</b>				
Cash - Unrestricted		2,271,019	(2,368,044)	(97,025)
Cash - Restricted		4,945,538	65,763	5,011,301
Receivables		986,066	(686,000)	300,066
Inventories		24,690	0	24,690
		<b>8,227,314</b>	<b>(2,988,281)</b>	<b>5,239,033</b>
<b>LESS: CURRENT LIABILITIES</b>				
Payables and Provisions		(436,369)	400,000	(36,369)
		<b>7,790,945</b>	<b>(2,588,281)</b>	<b>5,202,664</b>
Less: Restricted Cash - Reserves		4,945,538	65,763	5,011,301
Less: Restricted Cash - Trust & Restricted Assets		0	0	0
<b>NET CURRENT ASSET POSITION</b>		<b>2,845,406</b>	<b>(2,654,044)</b>	<b>191,362</b>





## Dandaragan - Compliance Audit Return 2017

### Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government, Sport and Cultural Industries together with a copy of section of relevant minutes.

<b>Commercial Enterprises by Local Governments</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2017.	N/A		Julie Rouse
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2017.	N/A		Julie Rouse
3	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2017.	N/A		Julie Rouse
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2017.	N/A		Julie Rouse
5	s3.59(5)	Did the Council, during 2017, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	N/A		Julie Rouse



<b>Delegation of Power / Duty</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	N/A		Scott Clayton
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	N/A		Scott Clayton
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	N/A		Scott Clayton
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	N/A		Scott Clayton
5	s5.18	Has Council reviewed delegations to its committees in the 2016/2017 financial year.	N/A		Scott Clayton
6	s5.42(1),5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		Scott Clayton
7	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO resolved by an absolute majority.	Yes		Scott Clayton
8	s5.42(1)(2) Admin Reg 18G	Were all delegations to the CEO in writing.	Yes		Julie Rouse
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		Julie Rouse
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	N/A		Scott Clayton
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes		Julie Rouse
12	s5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2016/2017 financial year.	Yes		Julie Rouse
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes		Scott Clayton

<b>Disclosure of Interest</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68).	Yes		Julie Rouse
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	Yes		Scott Clayton



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

GOVERNMENT OF  
WESTERN AUSTRALIA

No	Reference	Question	Response	Comments	Respondent
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	Yes		Julie Rouse
4	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	Yes		Julie Rouse
5	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	Yes		Julie Rouse
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2017.	Yes		Julie Rouse
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2017.	Yes		Julie Rouse
8	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		Julie Rouse
9	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76	Yes		Julie Rouse
10	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		Julie Rouse
11	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	Yes		Julie Rouse
12	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		Julie Rouse
13	s5.103 Admin Reg 34C & Rules of Conduct Reg 11	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	Yes		Julie Rouse
14	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	Yes		Julie Rouse



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

No	Reference	Question	Response	Comments	Respondent
15	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	Yes		Julie Rouse
16	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees.	Yes		Julie Rouse

### Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Was local public notice given prior to disposal for any property not disposed of by public auction or tender (except where excluded by Section 3.58(5)).	N/A		Julie Rouse
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property.	N/A		Julie Rouse

### Elections

No	Reference	Question	Response	Comments	Respondent
1	Elect Reg 30G (1)	Did the CEO establish and maintain an electoral gift register and ensure that all 'disclosure of gifts' forms completed by candidates and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the candidates.	Yes		Scott Clayton

### Finance

No	Reference	Question	Response	Comments	Respondent
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Julie Rouse
2	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	N/A		Scott Clayton
3	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Julie Rouse
4	s7.3, 7.6(3)	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	Yes		Julie Rouse



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

No	Reference	Question	Response	Comments	Respondent
5	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2017 received by the local government within 30 days of completion of the audit.	Yes		Julie Rouse
6	s7.9(1)	Was the Auditor's report for the financial year ended 30 June 2017 received by the local government by 31 December 2017.	Yes		Julie Rouse
7	S7.12A(3)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken by the local government, was that action undertaken.	Yes		Julie Rouse
8	S7.12A (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	Yes		Julie Rouse
9	S7.12A (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	N/A		Scott Clayton
10	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Scott Clayton
11	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Scott Clayton
12	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Scott Clayton
13	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	Yes		Julie Rouse
14	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	Yes		Scott Clayton



<b>Integrated Planning and Reporting</b>						
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>	
1	s5.56 Admin Reg 19DA (6)	Has the local government adopted a Corporate Business Plan. If Yes, please provide adoption date of the most recent Plan in Comments. This question is optional, answer N/A if you choose not to respond.	Yes	June 2016	Julie Rouse	
2	s5.56 Admin Reg 19DA (6)	Has the local government adopted a modification to the most recent Corporate Business Plan. If Yes, please provide adoption date in Comments. This question is optional, answer N/A if you choose not to respond.	No		Julie Rouse	
3	s5.56 Admin Reg 19C (7)	Has the local government adopted a Strategic Community Plan. If Yes, please provide adoption date of the most recent Plan in Comments. This question is optional, answer N/A if you choose not to respond.	Yes	June 2016	Julie Rouse	
4	s5.56 Admin Reg 19C (7)	Has the local government adopted a modification to the most recent Strategic Community Plan. If Yes, please provide adoption date in Comments. This question is optional, answer N/A if you choose not to respond.	N/A		Julie Rouse	
5	S5.56	Has the local government adopted an Asset Management Plan. If Yes, in Comments please provide date of the most recent Plan, plus if adopted or endorsed by Council the date of adoption or endorsement. This question is optional, answer N/A if you choose not to respond.	N/A		Scott Clayton	
6	S5.56	Has the local government adopted a Long Term Financial Plan. If Yes, in Comments please provide date of the most recent Plan, plus if adopted or endorsed by Council the date of adoption or endorsement. This question is optional, answer N/A if you choose not to respond.	N/A		Scott Clayton	
7	S5.56	Has the local government adopted a Workforce Plan. If Yes, in Comments please provide date of the most recent Plan plus if adopted or endorsed by Council the date of adoption or endorsement. This question is optional, answer N/A if you choose not to respond.	N/A		Scott Clayton	



<b>Local Government Employees</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position of CEO was advertised.	Yes		Julie Rouse
2	s5.36(4) s5.37(3), Admin Reg 18A	Were all vacancies for the position of CEO and other designated senior employees advertised and did the advertising comply with s.5.36(4), 5.37(3) and Admin Reg 18A.	Yes		Julie Rouse
3	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4).	Yes		Scott Clayton
4	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only).	Yes		Scott Clayton
5	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	Yes		Julie Rouse

<b>Official Conduct</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer.	Yes		Julie Rouse
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c).	Yes		Julie Rouse
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made.	Yes		Julie Rouse
4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint.	Yes		Julie Rouse
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occurred.	Yes		Julie Rouse
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b) or (c).	Yes		Julie Rouse



<b>Tenders for Providing Goods and Services</b>					
<b>No</b>	<b>Reference</b>	<b>Question</b>	<b>Response</b>	<b>Comments</b>	<b>Respondent</b>
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes		Julie Rouse
2	F&G Reg 12	Did the local government comply with F&G Reg 12 when deciding to enter into multiple contracts rather than inviting tenders for a single contract.	N/A		Scott Clayton
3	F&G Reg 14(1) & (3)	Did the local government invite tenders via Statewide public notice.	Yes		Julie Rouse
4	F&G Reg 14 & 15	Did the local government's advertising and tender documentation comply with F&G Regs 14, 15 & 16.	Yes		Julie Rouse
5	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	Yes		Julie Rouse
6	F&G Reg 16	Did the local government's procedure for receiving and opening tenders comply with the requirements of F&G Reg 16.	Yes		Julie Rouse
7	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	Yes		Julie Rouse
8	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Julie Rouse
9	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17.	Yes		Julie Rouse
10	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		Julie Rouse
11	F&G Reg 21 & 22	Did the local governments's advertising and expression of interest documentation comply with the requirements of F&G Regs 21 and 22.	N/A		Julie Rouse





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

No	Reference	Question	Response	Comments	Respondent
12	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	N/A		Julie Rouse
13	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	N/A		Julie Rouse
14	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	N/A		Julie Rouse
15	F&G Reg 24AD(2)	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice.	Yes		Julie Rouse
16	F&G Reg 24AD(4) & 24AE	Did the local government's advertising and panel documentation comply with F&G Regs 24AD(4) & 24AE.	Yes		Scott Clayton
17	F&G Reg 24AF	Did the local government's procedure for receiving and opening applications to join a panel of pre-qualified suppliers comply with the requirements of F&G Reg 16 as if the reference in that regulation to a tender were a reference to a panel application.	Yes		Scott Clayton
18	F&G Reg 24AD(6)	If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application, notice of the variation.	Yes		Scott Clayton
19	F&G Reg 24AH(1)	Did the local government reject the applications to join a panel of pre-qualified suppliers that were not submitted at the place, and within the time specified in the invitation for applications.	Yes		Scott Clayton
20	F&G Reg 24AH(3)	In relation to the applications that were not rejected, did the local government assess which application (s) to accept and which application(s) were most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Scott Clayton
21	F&G Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers, comply with the requirements of F&G Reg 24AG.	Yes		Scott Clayton
22	F&G Reg 24AI	Did the local government send each person who submitted an application, written notice advising if the person's application was accepted and they are to be part of a panel of pre-qualified suppliers, or, that the application was not accepted.	Yes		Scott Clayton



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

No	Reference	Question	Response	Comments	Respondent
23	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government comply with the requirements of F&G Reg 24E in relation to the preparation of a regional price preference policy (only if a policy had not been previously adopted by Council).	N/A		Scott Clayton
24	F&G Reg 24F	Did the local government comply with the requirements of F&G Reg 24F in relation to an adopted regional price preference policy.	N/A		Scott Clayton
25	F&G Reg 11A	Does the local government have a current purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$150,000 or less.	N/A		Scott Clayton

I certify this Compliance Audit return has been adopted by Council at its meeting on \_\_\_\_\_

\_\_\_\_\_  
Signed Mayor / President, Dandaragan

\_\_\_\_\_  
Signed CEO, Dandaragan

**SHIRE OF DANDARAGAN**

**ACCOUNTS FOR PAYMENT  
FOR THE PERIOD ENDING**

**28 February 2018**

**SUMMARY OF SCHEDULE OF ACCOUNTS FEBRUARY 2018**

<u>FUND</u>				<u>AMOUNT</u>
<b><u>MUNICIPAL FUND</u></b>				
<b>CHEQUES</b>	33398	-	33411	<b>\$5,392.56</b>
<b>EFT'S</b>	EFT 222	-	EFT 227	<b>\$858,626.45</b>
<b>DIRECT DEBITS</b>	GJBDEB- 3103		GJBDEB- 3132	<b>\$93,174.54</b>
<b>TOTAL MUNICIPAL FUND</b>				<b><u>\$957,193.55</u></b>

**TRUST FUND**  
**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

MUNICIPAL ACCOUNT				
DATE	CHEQUE	PAYEE	INVOICE DETAILS	AMOUNT
2/02/2018	33398	BCITF	BCITF Levy payment January 2018	\$3,927.34
2/02/2018	33399	RW & PG Croxford	Refund - rubbish service	\$367.90
2/02/2018	33400	Shire Of Dandaragan	BCITF & BSL Commission Jan 18	\$136.00
2/02/2018	33401	Telstra Corporation	Various Telephone Usage	\$497.17
9/02/2018	33402	Jurien Bay IGA	Jurien Admin Consumables Jan 18	\$595.49
9/02/2018	33403	Shire Of Gingin	Contribution Northern Growth Alliance Tourism	\$7,866.65
9/02/2018	33404	Synergy	Various Electricity Usage	\$16,087.85
16/02/2018	33405	Telstra Corporation	Various Telephone Usage	\$7,319.32
16/02/2018	33406	Water Corporation	Various Water Usage	\$4,035.01
23/02/2018	33407	Jurien Bay Volunteer Sea Rescue	Laptop computer - Tronox grant	\$550.00
23/02/2018	33408	National Tax & Accountants Assoc	NTAA Membership 12mths Subsc	\$330.00
23/02/2018	33409	Shire Of Dandaragan	BookEasy Commission 16-22/01/18	\$173.75
23/02/2018	33410	Synergy	Various Electricity Usage	\$12,336.20
23/02/2018	33411	Telstra Corporation	Various Telephone Usage	\$5,392.56
				<b>\$5,392.56</b>

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

DIRECT DEBITS				
DATE		JOURNAL NUMBER	DESCRIPTION	AMOUNT
1/02/2018		GJBDEB-3105	BWA - Paper Transaction Fee	\$40.80
1/02/2018		GJBDEB-3106	BWA - BPay Maintenance Fee	\$15.00
1/02/2018		GJBDEB-3107	BWA - Over The Counter Service Fee	\$26.00
1/02/2018		GJBDEB-3108	BWA - BPay Transaction Fee	\$337.60
1/02/2018		GJBDEB-3109	BWA - Maintenance Fee Ex 117-005816-7	\$20.00
1/02/2018		GJBDEB-3110	BWA - OBB Record Fee	\$22.45
1/02/2018		GJBDEB-3111	Westnet - Feb Internet + Annual Email Address	\$194.95
1/02/2018		GJBDEB-3112	ANZ - SercurePay Merchant Fees - Jan 18	\$208.17
1/02/2018		GJBDEB-3112	ANZ - SercurePay Merchant Fees - Jan 18	\$208.17
1/02/2018		GJBDEB-3113	ANZ SecurePay Merchant fees - Jan 2018	\$208.07
5/02/2018		GJBDEB-3114	M/Card - Service PLV246	\$526.15
5/02/2018		GJBDEB-3115	M/Card - CEO Farewell	\$123.50
5/02/2018		GJBDEB-3116	M/Card - Safety Culture subscription 2018	\$118.80
5/02/2018		GJBDEB-3117	M/Card - Mastercard Annual Fee	\$39.00
5/02/2018		GJBDEB-3118	M/Card - Flowers for Funeral - F. Seignor	\$70.00
5/02/2018		GJBDEB-3119	M/Card - 3 yrs Reg Fee - Building Svs Comm	\$883.20
5/02/2018		GJBDEB-3120	M/Card - Permit to take water - Sandy Cape	\$200.00
5/02/2018		GJBDEB-3121	M/Card - Mastercard Facility Fee	\$99.00
5/02/2018		GJBDEB-3122	CBA Merchant Fees - Jan 2018	\$138.30
7/02/2018		GJBDEB-3123	StarCard - Fuel PLV237	\$385.50
8/02/2018		GJBDEB-3103	Salary Packaging	\$5,043.25
8/02/2018		GJBDEB-3104	Click Super	\$18,746.43
12/02/2018		GJBDEB-3124	Jurien Admin Ctr Loan 127	\$39,549.78
15/02/2018		GJBDEB-3125	SecurePay Transaction Fees - Jan 18	\$22.92
16/02/2018		GJBDEB-3126	BWA - Deposit Book Charge	\$4.50
16/02/2018		GJBDEB-3127	BWA - Deposit Book Charge	\$4.50
16/02/2018		GJBDEB-3128	Returned ClickSuper Payment	\$88.75
22/02/2018		GJBDEB-3129	Salary Packaging	\$5,043.25
23/02/2018		GJBDEB-3130	Click Super	\$18,932.38
26/02/2018		GJBDEB-3131	AustraliaPost Commission Jan 2018	\$164.43
27/02/2018		GJBDEB-3132	Easifleet ERV lease - Feb 2018	\$1,709.69
				<b>\$93,174.54</b>

ELECTRONIC FUNDS TRANSFER				
DATE	EFT #	PAYEE	INVOICE DETAILS	AMOUNT
2/02/2018	222/885	Abco Products	Hand Towels and Toilet Tissue	\$172.73
2/02/2018	222/885	Akara Gooden	Refund 2 nights fees	\$40.00
2/02/2018	222/885	Auscavations	Install Calvert Ex Tensions Dandy Rd	\$31,229.00
2/02/2018	222/885	Australasian Performing Right Ass.	Licence fees 03/18 to 02/19 JB Hall	\$71.73
2/02/2018	222/885	Avon Waste	Rubbish collection 08/01 to 15/01/18	\$4,660.92
2/02/2018	222/885	Avon Waste	Recycling	\$3,507.46
2/02/2018	222/885	Avon Waste	Additional Recycling Service	\$3,507.46
2/02/2018	222/885	Avon Waste	Street Bins	\$275.22
2/02/2018	222/885	Avon Waste	Street Bins	\$142.56
2/02/2018	222/885	Avon Waste	Service Jetty Bins	\$26.00
2/02/2018	222/885	Avon Waste	Fish Cleaning Bins	\$288.00
2/02/2018	222/885	Avon Waste	2 x 4.5m3 Bulk Bin JB info Centre	\$180.00
2/02/2018	222/885	Avon Waste	1 x 4.5m3 Bulk Bin Cerv Info Centre	\$90.00
2/02/2018	222/885	Avon Waste	Servicing of frontlift bins Sandy Cape	\$630.00
2/02/2018	222/885	Avon Waste	Servicing of frontlift bins Badgy Waste Facility	\$570.00
2/02/2018	222/885	Avon Waste	Servicing of 15m3 skip bins Cervantes	\$1,440.00
2/02/2018	222/885	Avon Waste	Add skip bins to JB overflow area	\$140.00
2/02/2018	222/885	Avon Waste	Recycling processing charge	\$627.90
2/02/2018	222/885	Badgingarra Community Assn	Tronox Grant - 2 x Defibrillators	\$1,100.00
2/02/2018	222/885	Bay Glass	Supply & Install New Shower Screen	\$1,129.00
2/02/2018	222/885	BBL Pty Ltd	Mixed Floral Box	\$80.00
2/02/2018	222/885	Bref Jen Pty Ltd	Refund O/Payment Rates	\$110.64
2/02/2018	222/885	Brook Marsh Pty Ltd	Dandy Rd Survey setout seal spotting	\$5,830.00
2/02/2018	222/885	Building Commission	BSL remittance for Jan 18	\$11,608.26
2/02/2018	222/885	Building Commission	BSL Occupancy permit Jan 18	\$61.65
2/02/2018	222/885	Carroll & Richardson Flagworld	Shire Of Dandaragan Flag	\$401.50
2/02/2018	222/885	Cervantes Hardware and Marine	Ezi-spray enamel matt white	\$9.94
2/02/2018	222/885	Cervantes Hardware and Marine	Cable Ties	\$7.95
2/02/2018	222/885	Cervantes Hardware and Marine	Fuel & Oil Filters	\$41.80
2/02/2018	222/885	Cervantes Hardware and Marine	1000lt Glyphosate	\$6,160.00
2/02/2018	222/885	Conference Design Pty Ltd	Coast To Coast Conf - Hobart 2018	\$1,080.00
2/02/2018	222/885	Conference Design Pty Ltd	Coast To Coast Conf - Hobart 2018	\$1,080.00
2/02/2018	222/885	Container Self Storage Company	Storage Fees 1/01/18 to 28/01/18	\$295.00
2/02/2018	222/885	Courier Australia	Freight Jurien Depot	\$10.44
2/02/2018	222/885	Courier Australia	Freight Pathology	\$17.97
2/02/2018	222/885	Courier Australia	Freight Jurien Admin	\$27.70
2/02/2018	222/885	Courier Australia	Freight Dandy Depot	\$22.43
2/02/2018	222/885	D Greenwood	Waste Maint Cont - Jan 18 Bady Tip	\$1,280.00
2/02/2018	222/885	Darren Gibsone Cabinets	Frame 2 Citizenship Cert - Aust. Day Awards	\$143.00
2/02/2018	222/885	David Gray & Co Pty Ltd	Green Rubbish Bins	\$3,683.68
2/02/2018	222/885	Direct Contracting Pty Ltd	Rem/replace cross over drainage inst	\$3,530.67
2/02/2018	222/885	Elite Electrical Contracting Pty Ltd	Replace aircon fan blades	\$916.48
2/02/2018	222/885	Family Affair Cafe	Refreshments - Council Meeting	\$253.50
2/02/2018	222/885	Fowler Electrical Contracting	Test & inspect RCD fault	\$110.00
2/02/2018	222/885	Jurien Hardware	Cable Ties	\$14.25
2/02/2018	222/885	Jurien Hardware	Large Canvas Hats	\$28.50
2/02/2018	222/885	Jurien Hardware	40mm PVC Cap	\$2.85
2/02/2018	222/885	Jurien Hardware	Bypass Lopper	\$38.00
2/02/2018	222/885	Jurien Hardware	Plants	\$114.00
2/02/2018	222/885	Jurien Hardware	Hose clamps, connectors and socket	\$25.19
2/02/2018	222/885	Jurien Hardware	BSP Socket	\$12.36
2/02/2018	222/885	Jurien Hardware	Wet & Dry sanding paper	\$4.56
2/02/2018	222/885	Jurien Hardware	Multigrow fertiliser	\$47.50
2/02/2018	222/885	Jurien Hardware	Zenith Hang cell assorted, hammer	\$23.76
2/02/2018	222/885	Jurien Hardware	Reticulation fittings	\$462.65
2/02/2018	222/885	Jurien Hardware	Safety Boots - Outside Crew	\$142.50
2/02/2018	222/885	Jurien Hardware	5 lt Delsine Disinfectant	\$21.85
2/02/2018	222/885	Jurien Hardware	9kg Gas Refill	\$90.00
2/02/2018	222/885	Jurien Hardware	Antex Insecticide Granules	\$24.24
2/02/2018	222/885	Jurien Hardware	9kg Gas Refill	\$60.00
2/02/2018	222/885	Jurien Hardware	Ninja Large Glove	\$6.18
2/02/2018	222/885	Jurien Hardware	Poly Bush	\$4.76
2/02/2018	222/885	Jurien Home Timber & Hardware	Toilet Rolls	\$104.00
2/02/2018	222/885	Jurien Home Timber & Hardware	Flex Conn and Grout	\$17.20

2/02/2018	222/885	Jurien Home Timber & Hardware	Chrome Cock Mini Cistern	\$12.25
2/02/2018	222/885	Jurien Plumbing	Repairs to Caroma in duct cistern	\$924.00
2/02/2018	222/885	Jurien Tyre & Auto	Vehicle Service - DN003	\$285.08
2/02/2018	222/885	Krystal Haskett	Crossover Reimbursement	\$495.00
2/02/2018	222/885	L E & S Hotker	Waste Maint Cont Jan 18 Dandy Tip	\$2,304.03
2/02/2018	222/885	Moora Glass Service	Supply & Fit Roller Blinds	\$1,859.00
2/02/2018	222/885	Parkwood Hardware	Plumbing Fittings	\$215.84
2/02/2018	222/885	Parkwood Hardware	Caroma Uniset White	\$125.66
2/02/2018	222/885	Pinnacles Traffic Management Services	Traffic controller and vehicle Dandy rd	\$3,118.50
2/02/2018	222/885	Ricoh Finance	Copier Lease 28/02/18 to 28/03/18	\$1,512.30
2/02/2018	222/885	Robert Walker	Materials Cont Jan 18 Cadiz St	\$524.00
2/02/2018	222/885	Robert Walker	Materials Cont Jan 18 Catalonia Res	\$517.08
2/02/2018	222/885	Robert Walker	Materials Cont Jan 18 Coronna Rd	\$517.08
2/02/2018	222/885	Shadbolt Electrical	Investigate Retic Pump fault	\$101.20
2/02/2018	222/885	Total Eden - Midland	Reticulation Parts	\$477.00
2/02/2018	222/885	Total Eden - Midland	Reticulation Parts	\$477.00
2/02/2018	222/885	Total Eden - Midland	Reticulation Parts	\$477.00
2/02/2018	222/885	Total Eden - Midland	Reticulation Parts	\$477.17
2/02/2018	222/885	T-Quip	Glass Door - Toro 360 mower	\$2,492.45
2/02/2018	222/885	T-Quip	Spring Torsion	\$263.20
2/02/2018	222/885	Vanessa Australia	Merchandise for Visitors Centre	\$1,787.34
2/02/2018	222/885	Vanessa Australia	Merchandise for Visitors Centre	\$1,020.20
2/02/2018	222/885	Western Lockservice	Carbine Entrance Set Tielbolt & key	\$99.60
2/02/2018	222/885	Worldwide Printing Solutions	Camp Fee Envelopes	\$880.00
2/02/2018	222/885	Worldwide Printing Solutions	Printing - Letterheads	\$395.00
2/02/2018	222/885	Worldwide Printing Solutions	Printing - Business Cards	\$146.00
<b>Total</b>	<b>222/885</b>			<b>\$109,337.92</b>
8/02/2018	223	Payroll	Payroll	\$96,229.84
<b>Total</b>	<b>223</b>			<b>\$96,229.84</b>
9/02/2018	224/886	Abco Products	Bin Liners	\$208.79
9/02/2018	224/886	Allstamps	Self Inking Stamps	\$74.90
9/02/2018	224/886	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses 22- 31/01/8	\$214.80
9/02/2018	224/886	Asphalt in a Bag	Asphalt	\$429.69
9/02/2018	224/886	Asphalt in a Bag	Asphalt	\$429.69
9/02/2018	224/886	Asphalt in a Bag	Asphalt	\$429.69
9/02/2018	224/886	Asphalt in a Bag	Asphalt	\$429.68
9/02/2018	224/886	Australia Post	Postage - January 2018	\$562.93
9/02/2018	224/886	AV Truck Services Pty Ltd	Tail Lamp Bracket - PTH014	\$190.08
9/02/2018	224/886	Avdata Australia	Jurien Airport Flight Data Jan 2018	\$154.20
9/02/2018	224/886	Barnes Hydraulic Services	Repairs to backhoe bucket hydraulics	\$1,161.95
9/02/2018	224/886	Bayswater Mazda	Service to DN032	\$315.58
9/02/2018	224/886	BB's Boxes & Bouquets	Flowers - Mixed Box	\$80.00
9/02/2018	224/886	Bitutek Pty Ltd	Single Coat Seal - Jurien East Rd	\$165,963.11
9/02/2018	224/886	BookEasy Pty Ltd	Min Monthly fee Jan 18	\$330.00
9/02/2018	224/886	Cervantes Hardware and Marine	20lt Gear Oil - Kabota Tractor	\$93.50
9/02/2018	224/886	Cervantes Hardware and Marine	8lt Hills Pressure Sprayer	\$39.95
9/02/2018	224/886	Cervantes Hardware and Marine	Rapid Set Premix Concrete	\$18.70
9/02/2018	224/886	Cervantes Hardware and Marine	Hose & Sprinkler Tranquillo Pk	\$45.89
9/02/2018	224/886	Cervantes Hardware and Marine	20lt Amicide Advance	\$85.00
9/02/2018	224/886	Cervantes Hardware and Marine	20lt Amicide Advance	\$85.00
9/02/2018	224/886	Courier Australia	Freight Cervantes Library	\$31.06
9/02/2018	224/886	Courier Australia	Freight Jurien Admin	\$21.31
9/02/2018	224/886	Courier Australia	Freight Jurien Depot	\$58.37
9/02/2018	224/886	Courier Australia	Freight Dandy Depot	\$32.17
9/02/2018	224/886	Covs Parts Pty Ltd	Push Fit Joiners	\$2,042.70
9/02/2018	224/886	Covs Parts Pty Ltd	Credit - Returned Joiners	-\$1,838.43
9/02/2018	224/886	Dandaragan Concrete	Push up Dandaragan Tip	\$264.00
9/02/2018	224/886	Dandaragan Mechanical Services	Magnetic Amber Beacon	\$192.30
9/02/2018	224/886	Dandaragan Mechanical Services	Tyre and Tube set	\$102.85
9/02/2018	224/886	Depart Water & Enviro Regulation	Cont. Waste DEC tracking 17-30 Jan 18	\$836.00
9/02/2018	224/886	Derricks Auto-Ag & Hardware Plus	Mudflaps - PTH015	\$96.80
9/02/2018	224/886	Derricks Auto-Ag & Hardware Plus	Air Filter Couplings and Blowgun	\$169.32
9/02/2018	224/886	Doral Mineral Sands Pty Ltd	Refund Surrendered Tenement	\$6.77
9/02/2018	224/886	Haulmore Trailer Sales Pty Ltd	Repairs and materials for PTH016	\$759.00
9/02/2018	224/886	JCB Construction Equipment Aust	Bucket bot & pivot pin kit PCL010	\$1,367.15
9/02/2018	224/886	Jurien Bayview Realty	Staff Housing 19/2/18-4/3/18	\$600.00
9/02/2018	224/886	Jurien Hardware	Gas refill 9kg	\$30.00

9/02/2018	224/886	Jurien Hardware	Gas refills 9kg	\$60.00
9/02/2018	224/886	Jurien Hardware	Garden hose	\$23.75
9/02/2018	224/886	Jurien Hardware	Scourer & BBQ scrubber -	\$14.26
9/02/2018	224/886	Jurien Hardware	Staff Uniforms	\$150.00
9/02/2018	224/886	Jurien Hardware	40mm Foot Valve	\$52.25
9/02/2018	224/886	Jurien Hardware	Rigger Gloves and Dust Mask	\$37.05
9/02/2018	224/886	Jurien Hardware	Moulded strap	\$7.13
9/02/2018	224/886	Jurien Hardware	Silver Duct Tape	\$5.23
9/02/2018	224/886	Jurien Hardware	Zenith Hang Cell Assorted	\$3.33
9/02/2018	224/886	Jurien Home Timber & Hardware	Stihl spark plugs	\$17.85
9/02/2018	224/886	Jurien Home Timber & Hardware	Stihl harness universal	\$165.00
9/02/2018	224/886	Jurien Home Timber & Hardware	Toilet rolls	\$104.00
9/02/2018	224/886	Jurien Home Timber & Hardware	Key whitco deadlocks & key tags	\$56.70
9/02/2018	224/886	Jurien Home Timber & Hardware	Cock pillar chrome - Jurien Hall	\$38.50
9/02/2018	224/886	Jurien Home Timber & Hardware	Raid DIY ant & talon ant killer gel	\$33.75
9/02/2018	224/886	Jurien Home Timber & Hardware	Sanding block, NCLG & Mesh sheet	\$35.20
9/02/2018	224/886	Jurien Home Timber & Hardware	A23 battery	\$6.20
9/02/2018	224/886	Jurien Home Timber & Hardware	Drill panels, rivets, screws & lube	\$64.95
9/02/2018	224/886	Jurien Home Timber & Hardware	Silver Duct Tape	\$5.80
9/02/2018	224/886	Jurien Home Timber & Hardware	Brass Padlocks	\$56.40
9/02/2018	224/886	Jurien Plumbing	Repairs to Solar Hot water System	\$237.60
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$34.72
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$34.72
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$34.72
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$138.88
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$34.72
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$104.15
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$34.72
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$34.72
9/02/2018	224/886	Jurien Signs	Shire Polo Shirt	\$37.45
9/02/2018	224/886	Jurien Signs	Assorted Signage	\$559.78
9/02/2018	224/886	Jurien Signs	Assorted Signage	\$234.52
9/02/2018	224/886	Jurien Signs	White Guide Posts & Delivery	\$2,000.00
9/02/2018	224/886	Jurien Signs	White Guide Posts & Delivery	\$4,000.00
9/02/2018	224/886	Jurien Signs	White Guide Posts & Delivery	\$2,650.00
9/02/2018	224/886	Jurien Tyre & Auto	40,000 Service - DN041	\$389.60
9/02/2018	224/886	Jurien Tyre & Auto	Fit fuel filter - Ardross Bore	\$25.00
9/02/2018	224/886	Jurien Tyre & Auto	Repairs to Hodna pump	\$1,181.16
9/02/2018	224/886	Landgate	Gross rental valuations	\$65.50
9/02/2018	224/886	Landmark Operations Limited	Grey cement - Cantabilling Road	\$161.21
9/02/2018	224/886	Lorinda K & Craig M Cameron	Refund of BSL Building Permit	\$61.65
9/02/2018	224/886	Lorinda K & Craig M Cameron	Refund of building permit fee	\$97.70
9/02/2018	224/886	Marketforce Pty Ltd	Early Settlement Discount Dec 2017	-\$12.39
9/02/2018	224/886	Marketforce Pty Ltd	Local Gov Vacancies	\$981.10
9/02/2018	224/886	Marketforce Pty Ltd	Death Notice	\$73.85
9/02/2018	224/886	Mid Coast Contracting	Supply & Replace Bore Pump	\$3,708.77
9/02/2018	224/886	Mid Coast Contracting	Repairs to Ardross Bore	\$198.66
9/02/2018	224/886	Mid Coast Contracting	Repairs to Depot Front Gate	\$418.00
9/02/2018	224/886	Mid Coast Contracting	Locating reticulation solenoids	\$117.70
9/02/2018	224/886	Nessa Hall	Maint Contract Jan 18 - Dobbyn Park	\$866.16
9/02/2018	224/886	Nessa Hall	Fauntlery Park Toilets	\$866.16
9/02/2018	224/886	Nessa Hall	Memorial Park	\$866.16
9/02/2018	224/886	Nessa Hall	Fauntlery Park BBQ new	\$428.30
9/02/2018	224/886	Nessa Hall	Sanitary Bins	\$96.80
9/02/2018	224/886	Nessa Hall	Jurien Fish Cleaning Station	\$866.16
9/02/2018	224/886	Nessa Hall	Beachridge Park BBQ	\$428.30
9/02/2018	224/886	Nessa Hall	Middleton Park BBQ	\$428.30
9/02/2018	224/886	Nessa Hall	Baudlin Park BBQ	\$428.30
9/02/2018	224/886	Northlea Homes	Repairs to Retractable Theatre screen	\$220.00
9/02/2018	224/886	Ozlite Pty Ltd	Light Globes and Starters	\$287.06
9/02/2018	224/886	Ozlite Pty Ltd	Light Globes and Starters	\$287.06
9/02/2018	224/886	Ozlite Pty Ltd	Light Globes and Starters	\$287.06
9/02/2018	224/886	Ozlite Pty Ltd	Light Globes and Starters	\$287.06
9/02/2018	224/886	Ray White Jurien Bay	Staff Housing 16/2/18-1/3/18	\$670.00
9/02/2018	224/886	RedMac Ag Services	Brush Cutter Trimmer Head	\$48.66
9/02/2018	224/886	RedMac Ag Services	Brush Cutter Trimmer Head	\$97.33
9/02/2018	224/886	Sportrophy	Citizenship tags	\$34.00



9/02/2018	224/886	Sportrophy	Glass award Tony Nottle	\$85.00
9/02/2018	224/886	Swan Aussie Sheds	Progress Claim Fabricat of Framework	\$50,000.00
9/02/2018	224/886	The Honda Shop	Carburetor Assy PSP001	\$142.35
9/02/2018	224/886	The Honda Shop	Expensed Minor Assets Brushcutter	\$799.00
9/02/2018	224/886	The Honda Shop	Expensed Minor Assets Brushcutter	\$799.00
9/02/2018	224/886	The Workwear Group Pty Ltd	Staff Uniforms INV 10201035	\$16.50
9/02/2018	224/886	The Workwear Group Pty Ltd	Staff Uniforms INV 10150252	\$383.35
9/02/2018	224/886	Vari-Skilled	5A Park Middleton Bvd	\$842.82
9/02/2018	224/886	Vari-Skilled	R E Snook Park	\$561.32
9/02/2018	224/886	Vari-Skilled	Seinor Park	\$293.38
9/02/2018	224/886	Vari-Skilled	Mowing Contract Jan 18 Jurien Admin	\$1,529.61
9/02/2018	224/886	Vari-Skilled	Weld Park	\$676.63
9/02/2018	224/886	Vari-Skilled	Catalonia St reserve	\$417.17
9/02/2018	224/886	Vari-Skilled	Bauldin Park	\$510.44
9/02/2018	224/886	Vari-Skilled	Memorial Park	\$365.62
9/02/2018	224/886	Vari-Skilled	Jurien CRC	\$305.93
9/02/2018	224/886	Vari-Skilled	Cervantes Rec ground	\$876.21
9/02/2018	224/886	Vari-Skilled	Dobbyn Park	\$1,136.20
9/02/2018	224/886	Vari-Skilled	Eric Collinson	\$511.12
9/02/2018	224/886	Vari-Skilled	Cervantes Rec ground car park	\$203.12
9/02/2018	224/886	Vari-Skilled	Fauntleroy Park	\$434.13
9/02/2018	224/886	Vari-Skilled	Cervantes Rec ground surrounds	\$1,488.17
9/02/2018	224/886	Vari-Skilled	Ronsard Park	\$197.73
9/02/2018	224/886	Vari-Skilled	Weston St Reserve	\$182.81
9/02/2018	224/886	Vari-Skilled	Civic Ctr Precinct	\$1,237.38
9/02/2018	224/886	Vari-Skilled	JCC Oval & Surrounds	\$561.69
9/02/2018	224/886	Vari-Skilled	JB Police Station	\$205.18
9/02/2018	224/886	Vari-Skilled	Jurien Town Hall	\$126.85
9/02/2018	224/886	Vari-Skilled	Cervantes CBD	\$203.12
9/02/2018	224/886	Vari-Skilled	Passamani Park	\$561.49
9/02/2018	224/886	Vari-Skilled	Pioneer Park	\$1,249.82
9/02/2018	224/886	Vari-Skilled	Packman Park	\$561.32
9/02/2018	224/886	WA Hino Sales & Service	Socket headlamps w/fog lamp	\$154.48
9/02/2018	224/886	Waterlogic Australia Pty Ltd	Lease water filters Civic Centre 02/18	\$678.70
9/02/2018	224/886	Waterlogic Australia Pty Ltd	Lease water filters Jurien Admin 02/18	\$286.00
9/02/2018	224/886	Waterlogic Australia Pty Ltd	Lease water filters Jurien Depot 02/18	\$591.80
9/02/2018	224/886	Western Regional Towing	Tow Toyota Kluger to JB Depot	\$198.00
9/02/2018	224/886	Western Regional Towing	Tow burnt vehicle to JB Waste	\$224.40
9/02/2018	224/886	Winc Australia Pty Limited	Stationery January 2018	\$36.15
9/02/2018	224/886	Winchester Industries	Supply Ballast	\$3,375.90
<b>Total</b>	<b>224/886</b>			<b>\$275,192.82</b>
16/02/2018	225/887	AQUAMONIX PTY LTD	Inspect/repair controller inc trav	\$891.00
16/02/2018	225/887	Australian Taxation Office	BAS/GST Payment January 2018	\$20,123.20
16/02/2018	225/887	Australias Coral Coast	2018 partic. fees Caravan Camp Show	\$990.00
16/02/2018	225/887	Badgingarra Community Assn	Shire Matters #106 Sandpaper	\$80.00
16/02/2018	225/887	Badgingarra Community Assn	Feb 18 - Partial town maint - Badgy	\$3,300.00
16/02/2018	225/887	Badgy Roadhouse & Tourist Park	31.51 lts Diesel	\$42.51
16/02/2018	225/887	Badgy Roadhouse & Tourist Park	3.76 lts unleaded	\$5.00
16/02/2018	225/887	Boc Gases	Container serv 29/12/17 to 28/01/18	\$75.19
16/02/2018	225/887	BRETT CLARKE	Fit flywheel & clutch kit assy	\$630.00
16/02/2018	225/887	BRETT CLARKE	Repairs/service PLV200	\$405.00
16/02/2018	225/887	Carnaby Chatters	Advertising edition 11	\$30.00
16/02/2018	225/887	Comen Limited T/as Jurien Boatlifters	68.19 lts diesel	\$99.55
16/02/2018	225/887	Courier Australia	Freight - Dandy Library	\$23.58
16/02/2018	225/887	Courier Australia	Freight - Jurien Office	\$34.82
16/02/2018	225/887	Courier Australia	Freight - Dandy Depot	\$48.20
16/02/2018	225/887	Covs Parts Pty Ltd	Tork paper (hand towel)	\$286.70
16/02/2018	225/887	Dandaragan Primary School	Donation - leadership camp activities	\$500.00
16/02/2018	225/887	Dandaragan Store	Stationery & batteries	\$2.99
16/02/2018	225/887	Dandaragan Store	Dandy Depot Consumables	\$7.49
16/02/2018	225/887	Dandaragan Store	Fuel PLV231	\$5.19
16/02/2018	225/887	Dandaragan Store	Fuel PLV219	\$78.63
16/02/2018	225/887	Dandaragan Store	Meetings & kitchen	\$33.75
16/02/2018	225/887	Dandaragan Store	Other Civic & Official Functions	\$8.00
16/02/2018	225/887	Dave Watson Contracting Pty Ltd	Removal of tree incl stump	\$1,795.75
16/02/2018	225/887	Family Affair Cafe	Scones, salad & mixed wraps	\$215.00
16/02/2018	225/887	Forever Flowering	Matilda Flower Arrangement	\$221.00

16/02/2018	225/887	Fuel Distributors of WA Pty Ltd	Diesel JB Depot	\$2,974.23
16/02/2018	225/887	GJW & SJ Howard	Supply of water	\$1,598.85
16/02/2018	225/887	Hema Maps Pty Ltd	Tourism Merchandise - various maps	\$1,058.77
16/02/2018	225/887	IQ Merchandising	Tourism Merchandise	\$690.25
16/02/2018	225/887	JCB Construction Equipment Aust	Handle Assembly - PCL010	\$1,501.50
16/02/2018	225/887	Jurien Bay CRC	Craytales issue 311 - shire matters	\$335.00
16/02/2018	225/887	Jurien Bay Computer Services	Brother label printer & cartridges	\$397.00
16/02/2018	225/887	Jurien Fire Breaks, Spraying Slashing	Firebreak maintenance	\$1,100.00
16/02/2018	225/887	Jurien Hardware	PVC Valve, elbow and Barrel	\$26.13
16/02/2018	225/887	Jurien Hardware	Rural End Conn, BSP Socket, Nut	\$63.18
16/02/2018	225/887	Jurien Hardware	Foot Valve	\$66.50
16/02/2018	225/887	Jurien Hardware	Masonry Galv Bolt	\$3.80
16/02/2018	225/887	Jurien Hardware	Foam Seal	\$7.60
16/02/2018	225/887	Jurien Hardware	9kg Gas Refill	\$30.00
16/02/2018	225/887	Jurien Hardware	9kg Gas Refill	\$60.00
16/02/2018	225/887	Jurien Hardware	Pipe stack pks & adjustable flow pks	\$73.15
16/02/2018	225/887	Jurien Hardware	Plants Catalonia Reserve	\$133.00
16/02/2018	225/887	Jurien Hardware	Reducing coupling	\$19.00
16/02/2018	225/887	Jurien Home Timber & Hardware	Toilet Paper	\$52.00
16/02/2018	225/887	Jurien Home Timber & Hardware	Toilet rolls	\$52.00
16/02/2018	225/887	Jurien Home Timber & Hardware	Screwdriver set & rigger gloves	\$61.25
16/02/2018	225/887	Jurien Home Timber & Hardware	S/steel csk xr sts & foam cover	\$8.60
16/02/2018	225/887	Jurien Home Timber & Hardware	Low sheen finish ext white Cervantes	\$495.00
16/02/2018	225/887	Jurien Home Timber & Hardware	Adj headlamp & flashlight Jurien	\$33.40
16/02/2018	225/887	Jurien Home Timber & Hardware	PVC couplings, flushpipes, adaptors	\$40.55
16/02/2018	225/887	Jurien Home Timber & Hardware	Tie wire disp, plier combination	\$39.50
16/02/2018	225/887	Jurien Pest Management	Spider & Rodent Baiting	\$1,320.00
16/02/2018	225/887	Jurien Pest Management	JB Admin Building	\$0.00
16/02/2018	225/887	Jurien Pest Management	Spider & Ant Treatment	\$88.00
16/02/2018	225/887	Jurien Pest Management	Patient Transfer Building JB Airstrip	\$0.00
16/02/2018	225/887	Jurien Signs	Street blades & brackets	\$642.00
16/02/2018	225/887	Jurien Signs	Const site, builder sup signs	\$357.00
16/02/2018	225/887	Jurien Tyre & Auto	Overpaid inv E7682	-\$22.00
16/02/2018	225/887	Jurien Tyre & Auto	New tyres & alignment/setup/disposal old	\$1,276.00
16/02/2018	225/887	Jurien Tyre & Auto	Repair clutch PLV200	\$1,841.00
16/02/2018	225/887	Kleenheat Gas Pty Ltd	Rental Gas Bottles to March 18	\$75.90
16/02/2018	225/887	Lewis Motors	Bearings & bearing Assembly	\$195.27
16/02/2018	225/887	Moora Glass Service	Supply & Fit 4 roller blinds	\$961.40
16/02/2018	225/887	Moora Glass Service	Badgingarra Hall	\$0.00
16/02/2018	225/887	Nessa Hall	House Cleaning	\$1,974.48
16/02/2018	225/887	Pracsys	BBRF Review and Gap Analysis	\$7,260.00
16/02/2018	225/887	RSA Signs Pty Ltd	Fire Extinguisher Sign	\$90.00
16/02/2018	225/887	RSA Signs Pty Ltd	Street Name Plate	\$28.00
16/02/2018	225/887	RSA Signs Pty Ltd	Street Name Plate	\$23.00
16/02/2018	225/887	RSA Signs Pty Ltd	Signs	\$953.50
16/02/2018	225/887	Shadbolt Electrical	Supply Install Solar Bollards reflectors	\$9,993.15
16/02/2018	225/887	Shadbolt Electrical	Memorial park	\$0.00
16/02/2018	225/887	Shadbolt Electrical	Inst LED light, PE cell, RCD	\$734.75
16/02/2018	225/887	Shadbolt Electrical	Repairs to bore pump	\$101.20
16/02/2018	225/887	Shadbolt Electrical	Repairs to retic controller	\$162.80
16/02/2018	225/887	T & C Flooring Company	Repairs to vinyl strip flooring	\$250.00
16/02/2018	225/887	TG & RC Sutherland	Supply Gravel	\$11,000.00
16/02/2018	225/887	The Workwear Group Pty Ltd	Staff Uniforms - Return	-\$177.01
16/02/2018	225/887	The Workwear Group Pty Ltd	Staff Uniforms Return	-\$300.25
16/02/2018	225/887	The Workwear Group Pty Ltd	Staff Uniforms	\$499.00
16/02/2018	225/887	The Workwear Group Pty Ltd	Staff Uniforms	\$177.01
16/02/2018	225/887	The Workwear Group Pty Ltd	Staff Uniforms inv 10195025	\$373.95
16/02/2018	225/887	Tourism Council Western Australia	Tourism Council Workshops	\$285.00
16/02/2018	225/887	Turquoise Coast Smash Repairs	Excess on Insurance Repairs	\$500.00
16/02/2018	225/887	Waterman Irrigation Australia	Standpipe cont. upgrade - Alta Mare	\$1,120.72
16/02/2018	225/887	Waterman Irrigation Australia	Standpipe cont. upgrade - Jurien Bay Heights	\$1,120.72
16/02/2018	225/887	Waterman Irrigation Australia	Standpipe cont. upgrade Marine Fields	\$1,120.71
16/02/2018	225/887	Western Lockservice	Lockwood Mortice Lock Body	\$128.50
16/02/2018	225/887	Woodlands Distributors & Agencies	Response 1-20 It	\$1,058.75
16/02/2018	225/887	Worldwide Printing Solutions	Plain self seal secretive envelopes	\$295.00
16/02/2018	225/887	Worldwide Printing Solutions	Window face self seal envelopes	\$440.00
16/02/2018	225/887	Wormall Civil Pty Ltd	Jurien Bay Pump Station	\$81,427.50

<b>Total</b>	<b>225/887</b>			<b>\$168,227.86</b>
22/02/2018	226	Payroll	Payroll	\$101,335.22
<b>Total</b>	<b>226</b>			<b>\$101,335.22</b>
23/02/2018	227/888	Avon Waste	Recycling Precessing Chargers	\$558.90
23/02/2018	227/888	Avon Waste	Rubbish Collection 22/01- 02/02/18	\$4,660.92
23/02/2018	227/888	Avon Waste	Recycling 22/01/18 to 02/02/18	\$3,507.46
23/02/2018	227/888	Avon Waste	Additional Recycling 22/01- 02/02/18	\$3,507.46
23/02/2018	227/888	Avon Waste	Street Bins 22/01/18 to 02/02/18	\$275.22
23/02/2018	227/888	Avon Waste	Street Bins Additional 22/01-02/02/18	\$142.56
23/02/2018	227/888	Avon Waste	Service Jetty Bins 22/01 -02/02/18	\$26.00
23/02/2018	227/888	Avon Waste	Fish Cleaning Bins 22/01-02/02/18	\$288.00
23/02/2018	227/888	Avon Waste	2 x 4.5m3 Bulk bin JB Info Bay	\$90.00
23/02/2018	227/888	Avon Waste	1 x 4.5m3 Bulk Bin Cerv Info Bay	\$45.00
23/02/2018	227/888	Avon Waste	Servicing Frontlift Bins Sandy Cape	\$630.00
23/02/2018	227/888	Avon Waste	Servicing Frontlift Bins Badgingarra	\$570.00
23/02/2018	227/888	Avon Waste	Servicing 15m3 Skip Bins Cerv Tip	\$1,080.00
23/02/2018	227/888	Avon Waste	Additional Skip Bins JB Overflow	\$140.00
23/02/2018	227/888	Avon Waste	Addition Skip Bins Cerv Overflow	\$280.00
23/02/2018	227/888	Avon Waste	Additional Skip Bin Sandy Cape	\$280.00
23/02/2018	227/888	Avon Waste	Recycling Precessing Chargers	\$420.60
23/02/2018	227/888	Avon Waste	Rubbish Collection 05/02-16/02/18	\$4,660.92
23/02/2018	227/888	Avon Waste	Recycling 05/02/18 to 16/02/18	\$3,507.46
23/02/2018	227/888	Avon Waste	Street Bins 05/02/18 to 16/02/18	\$275.22
23/02/2018	227/888	Avon Waste	Street Bins additional 05/02-16/02/18	\$142.56
23/02/2018	227/888	Avon Waste	Service Jetty Bins 05/02-16/02/18	\$26.00
23/02/2018	227/888	Avon Waste	Fish Cleaning Bins 05/02-16/02/18	\$288.00
23/02/2018	227/888	Avon Waste	Servicing Frontlift Bins Sandy Cape	\$630.00
23/02/2018	227/888	Avon Waste	Servicing Frontlift Bins Badgingarra	\$570.00
23/02/2018	227/888	Avon Waste	15m3 Skip Bins at Cervantes	\$360.00
23/02/2018	227/888	Barnes Hydraulic Services	Hydraulic Fittings - PCG010	\$73.74
23/02/2018	227/888	BP Jurien Bay	Fuel hose and clamps - Ardross Bore	\$54.20
23/02/2018	227/888	Bush To Beach Plumbing & Gas	Repair burst pipe in retic pump shire	\$110.00
23/02/2018	227/888	Calmarc Chemicals	Bore Reviver 20 lt	\$476.00
23/02/2018	227/888	Cervantes Hardware and Marine	Herbicide, Insecticide & boom Clean	\$500.00
23/02/2018	227/888	Cervantes Hardware and Marine	Herbicide, Insecticide & boom Clean	\$754.00
23/02/2018	227/888	Cervantes Hardware and Marine	Herbicide, Insecticide & boom Clean	\$300.00
23/02/2018	227/888	Cervantes Hardware and Marine	Davey retic Pump	\$525.00
23/02/2018	227/888	Cervantes Hardware and Marine	2" check valve	\$44.95
23/02/2018	227/888	Cervantes Hardware and Marine	Telescopic joiner 50mm blueline	\$55.00
23/02/2018	227/888	Cervantes Hardware and Marine	Whipper snipper parts	\$428.68
23/02/2018	227/888	Cervantes Hardware and Marine	Whipper snipper parts	\$129.80
23/02/2018	227/888	Cjd Equipment Pty Ltd	Induction Sensor - PCG010	\$708.05
23/02/2018	227/888	Courier Australia	Freight Badgy Library	\$50.90
23/02/2018	227/888	Courier Australia	Freight Jurien Admin	\$20.97
23/02/2018	227/888	Courier Australia	Freight Jurien Depot	\$11.62
23/02/2018	227/888	Courier Australia	Freight Dandy Depot	\$22.43
23/02/2018	227/888	Covs Parts Pty Ltd	Tubes, Filters, Globes, Rags	\$611.02
23/02/2018	227/888	Deering Autronics	Traffic Light Actuator	\$900.00
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	5lt Plastic Jerry Can	\$42.00
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Starter Rope	\$91.50
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Bearings	\$120.00
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Comb Nipple & Bronze Foot Valve	\$278.32
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Crimp Fittings Hydraulic Hose	\$118.00
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Grease Gun, grub screws and nuts	\$181.37
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Hydraulic Adaptor and couplings	\$154.63
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Toffle Switch	\$76.00
23/02/2018	227/888	Derricks Auto-Ag & Hardware Plus	Toffle Switch	\$76.00
23/02/2018	227/888	Direct Contracting Pty Ltd	Maintenance Grade Sandy Cape	\$715.00
23/02/2018	227/888	Direct Contracting Pty Ltd	Maintenance Grade Airstrip Road	\$286.00
23/02/2018	227/888	Family Affair Cafe	EMT Meeting - New CEO	\$42.00
23/02/2018	227/888	Forpark Aust	Hose, chain link & hooks	\$585.75
23/02/2018	227/888	Forpark Aust	Hose, chain link & hooks	\$585.75
23/02/2018	227/888	Forpark Aust	Hose, chain link & hooks	\$585.75
23/02/2018	227/888	Forpark Aust	Hose, chain link & hooks	\$585.75
23/02/2018	227/888	Fuel Distributors of WA Pty Ltd	Dandy Depot Diesel	\$16,450.38
23/02/2018	227/888	Fuel Distributors of WA Pty Ltd	Transmission Oil	\$165.00
23/02/2018	227/888	Indian Ocean Blinds and Canvas	Repair Shade Sail	\$110.00

23/02/2018	227/888	Insight Call Centre Services	After Hour's calls January 2018	\$55.06
23/02/2018	227/888	JCB Construction Equipment Aust	Oil & Fuel Filters - PCL010	\$345.18
23/02/2018	227/888	Jurien Bay Concrete & Earthworks	Earthworks to Cervantes Rec Centre	\$3,608.00
23/02/2018	227/888	Jurien Bay Concrete & Earthworks	Footings & surveyor inc accom - CCC renewal	\$11,064.90
23/02/2018	227/888	Jurien Bay Motel Apartments	BookEasy Booking	\$297.50
23/02/2018	227/888	Jurien Bay Motel Apartments	BookEasy Booking	\$131.25
23/02/2018	227/888	Jurien Bay Panel & Paint Pty Ltd	Supply & Fit Front Windscreen	\$621.50
23/02/2018	227/888	Jurien Coastal Nursery	Assorted plants - Catalonia Reserve - Cervante	\$122.00
23/02/2018	227/888	Jurien Fire Breaks, Spraying Slashing	Fire Break Lot 276 Premier Dr	\$650.00
23/02/2018	227/888	Jurien Hardware	Poly Pipe	\$91.20
23/02/2018	227/888	Jurien Hardware	Starter Cord	\$2.86
23/02/2018	227/888	Jurien Hardware	Scourers, Toilet Blocks	\$142.50
23/02/2018	227/888	Jurien Hardware	Antex granules - Sandy Cape	\$24.24
23/02/2018	227/888	Jurien Hardware	PVC pipe	\$32.32
23/02/2018	227/888	Jurien Hardware	Gas refills 9kg & 4kg	\$45.00
23/02/2018	227/888	Jurien Hardware	Gas refill 9kg & key cut	\$34.75
23/02/2018	227/888	Jurien Hardware	Bag rags, disinfectant, patrol	\$78.85
23/02/2018	227/888	Jurien Hardware	9KG Gas Refill	\$30.00
23/02/2018	227/888	Jurien Hardware	Door stop, drill bit, hollow wall anchor	\$43.96
23/02/2018	227/888	Jurien Hardware	9KG gas refill	\$30.00
23/02/2018	227/888	Jurien Home Timber & Hardware	Painting Materials, plastic buckets	\$49.10
23/02/2018	227/888	Jurien Home Timber & Hardware	Jet Brass Nozzle	\$9.80
23/02/2018	227/888	Jurien Home Timber & Hardware	Cleaning Materials/Toilet Paper	\$218.75
23/02/2018	227/888	Jurien Home Timber & Hardware	Painting Materials	\$225.50
23/02/2018	227/888	Jurien Home Timber & Hardware	Nipples & elbows - Ardross Bore	\$9.40
23/02/2018	227/888	Jurien Home Timber & Hardware	Toilet rolls - Sandy Cape Toilets	\$104.00
23/02/2018	227/888	Jurien Home Timber & Hardware	Nylon plugs, wall plugs, screws	\$30.73
23/02/2018	227/888	Jurien Home Timber & Hardware	Toilet rolls - Sandy Cape Toilets	\$104.00
23/02/2018	227/888	Jurien Seafoods	Dining and Refresh Coucil Meeting	\$110.00
23/02/2018	227/888	Jurien Signs	Corflute wet paint signs	\$110.00
23/02/2018	227/888	Jurien Signs	Signs - Sandy Cape Information Bay	\$210.00
23/02/2018	227/888	Jurien Signs	Blue guide posts - Dandaragan Road	\$2,000.00
23/02/2018	227/888	Jurien Signs	Blue guide posts - Jurien East Road	\$2,000.00
23/02/2018	227/888	Jurien Signs	Blue guide posts - unspecified	\$900.00
23/02/2018	227/888	Moora Betta Home Living	Phone Charger/Car Charger	\$59.85
23/02/2018	227/888	RBC Rural	Meterplan Charge P/Copiers	\$1,539.00
23/02/2018	227/888	Redgum Reports Inc	Shire Matters & grants 6/9 & 13/12	\$202.40
23/02/2018	227/888	Redgum Reports Inc	Burn notice 20/9 & Yandin Wind Farm	\$151.80
23/02/2018	227/888	Russ - Hills Contracting	General Freight	\$177.43
23/02/2018	227/888	Sea Lion Charters	BookEasy Booking	\$525.00
23/02/2018	227/888	Sea Lion Charters	BookEasy Booking	\$262.50
23/02/2018	227/888	Sheridan's	Full Colour Name Badge	\$50.27
23/02/2018	227/888	St John Ambulance Australia	Medium Risk First Aid Kits	\$365.00
23/02/2018	227/888	Telstra	WHISPIR SMS Usage Feb 2018	\$599.13
23/02/2018	227/888	Terry Sims	Reimburse Medical Expenses	\$139.40
23/02/2018	227/888	The Honda Shop	Air Cleaner Assembly	\$10.84
23/02/2018	227/888	The Last Drop Plumbing Co	Replace leaking pipework	\$656.40
23/02/2018	227/888	T-Quip	Pulley-idler, V-Belt	\$86.90
23/02/2018	227/888	T-Quip	Idler pulleys, V Belts	\$66.80
23/02/2018	227/888	T-Quip	Rollers, bolts, nuts, bumper, springs	\$434.85
23/02/2018	227/888	Tudor House (WA) Pty Ltd	Banner in The Terrace - Banner	\$126.50
23/02/2018	227/888	Turquoise Coast Computers	Desktop PC's Monitors and parts	\$9,100.00
23/02/2018	227/888	Tyres4U	On/Off road tyres	\$3,427.60
23/02/2018	227/888	W Coole Contracting	Reapirs to Aircondition system	\$1,493.42
23/02/2018	227/888	Westrac Equipment	Filters - Air/Fuel/Lube	\$115.04
23/02/2018	227/888	Westrac Equipment	Filters - Air/Fuel/Lube	\$115.04
23/02/2018	227/888	Winc Australia Pty Limited	Stationery various February 2018	\$461.33
23/02/2018	227/888	Winchester Industries	49.2 tonnes Ballast	\$1,623.60
23/02/2018	227/888	Woodlands Distributors & Agencies	Beach shower - Thirsty Point	\$3,652.00
23/02/2018	227/888	Woodlands Distributors & Agencies	Drink basin inc dog basin & tap	\$5,340.50
<b>Total</b>	<b>227/888</b>			<b>\$108,302.79</b>
<b>Grand Total</b>				<b>\$858,626.45</b>



# Monthly Statements

for the period ended  
28 February 2018

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SHIRE OF DANDARAGAN  
STATEMENT OF FINANCIAL ACTIVITY  
AS AT 28 FEBRUARY 2018

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)	(8,167)	(8,279)	101%
General Purpose Funding (Excluding Rate Revenue)		(897,686)	(666,967)	(646,555)	97%
Law, Order and Public Safety		(479,105)	(400,046)	(363,568)	91%
Health		(19,667)	(9,684)	(11,854)	122%
Education and Welfare		(0)	(0)	(0)	100%
Community Ammenities		(1,205,857)	(1,082,036)	(1,115,341)	103%
Recreation and Culture		(321,519)	(215,234)	(349,176)	162%
Transport		(1,670,252)	(988,730)	(992,521)	100%
Economic Services		(208,840)	(118,622)	(144,128)	122%
Other Property and Services		(537,079)	(75,492)	(152,533)	202%
		<b>(5,371,983)</b>	<b>(3,564,979)</b>	<b>(3,783,956)</b>	
<b>Expenses / (Application)</b>					
Governance		695,773	374,169	351,179	94%
General Purpose Funding		243,529	93,203	86,418	93%
Law, Order and Public Safety		1,346,668	920,990	914,198	99%
Health		378,880	241,053	216,446	90%
Education and Welfare		81,423	35,075	28,183	80%
Community Ammenities		2,210,697	1,355,480	1,198,875	88%
Recreation and Culture		3,199,140	2,198,241	2,075,653	94%
Transport		5,392,510	3,625,768	3,299,383	91%
Economic Services		736,999	466,841	391,148	84%
Other Property and Services		533,415	356,047	687,460	193%
		<b>14,819,034</b>	<b>9,666,867</b>	<b>9,248,943</b>	
<b>Adjustments for Non-Cash</b>					
<b>(Revenue) and Expenditure</b>					
(Profit)/Loss on Asset Disposals	3	(189,341)	104,965	(2,820)	
Movement in Accrued Interest		(0)	(0)	(10,569)	
Movement in Accrued Salaries and Wages		(0)	(0)	(38,307)	
Movement in Employee Provisions		(0)	(0)	(322,144)	
Movement in Deferred Rates		(0)	(0)	(0)	
Movement in Accrued Expenses		(0)	(0)	(35,439)	
Depreciation on Assets		6,171,904	4,114,602	4,102,762	
<b>Total Operating less non cash items</b>		<b>3,464,489</b>	<b>1,882,321</b>	<b>1,771,503</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	150,064	
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	1,701,629	
Proceeds from New Debentures	4	(0)	(0)	(21,000)	
Proceeds from disposal of assets	3	(739,727)	(739,727)	(65,053)	
Payment Self Supporting Loan to Community Group	4	(0)	(0)	21,000	
Repayment of Debentures	4	108,362	108,362	92,656	
Self-Supporting Loan Principal Income	4	(47,368)	(47,368)	(33,739)	
Transfer to Reserves	8	579,958	579,958	99,781	
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		5,203,859	
<b>Amount raised from rates</b>	<b>6</b>	<b>(6,071,507)</b>		<b>(6,079,065)</b>	

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

SHIRE OF DANDARAGAN  
BALANCE SHEET  
AS AT 28 FEBRUARY 2018

Description	Notes	Opening Balance		Closing Balance
<b>CURRENT ASSETS</b>				
Cash	7	7,216,558	2,420,556	9,637,113
Trade & Other Receiveables		986,066	(185,612)	800,455
Inventories		24,690	(289)	24,401
<b>TOTAL CURRENT ASSETS</b>		<b>8,227,314</b>	<b>2,234,655</b>	<b>10,461,969</b>
<b>NON-CURRENT ASSETS</b>				
Land		3,060,000	0	3,060,000
Buildings and Improvements		31,016,300	(739,338)	30,276,962
Furniture and Equipment		917,743	(112,571)	805,172
Plant and Equipment		4,460,872	(435,892)	4,024,981
Infrastructure		210,715,353	2,175	209,693,622
Trade & Other Receiveables		198,552	(12,739)	185,814
<b>TOTAL NON-CURRENT ASSETS</b>		<b>250,368,821</b>	<b>(1,258,787)</b>	<b>248,046,551</b>
<b>TOTAL ASSETS</b>		<b>258,596,134</b>	<b>975,868</b>	<b>258,508,520</b>
<b>CURRENT LIABILITIES</b>				
Creditors		(436,369)	223,578	(212,791)
Provisions		(526,245)	322,144	(204,101)
Loans Leases Overdrafts		(108,362)	89,258	(19,104)
Accruals		(84,314)	84,314	0
<b>TOTAL CURRENT LIABILITIES</b>		<b>(1,155,289)</b>	<b>719,293</b>	<b>(435,996)</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>701,691</b>	<b>(947,393)</b>
<b>TOTAL NET ASSETS</b>		<b>256,947,050</b>	<b>1,677,559</b>	<b>257,561,127</b>
<b>EQUITY</b>				
Reserves - Cash Backed	8	4,945,538	99,781	5,045,319
Revaluation Surplus		43,367,167	(0)	43,367,167
Accumulations		208,634,345	514,297	209,148,642
<b>TOTAL EQUITY</b>		<b>256,947,050</b>	<b>614,078</b>	<b>257,561,129</b>

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



SHIRE OF DANDARAGAN  
INCOME STATEMENT by Department  
AS AT 28 FEBRUARY 2018

Description	Annual Budget 2017/2018	Y-T-D Budget 2017/2018	Actual 2017/2018
<b>Revenues from Ordinary Activities</b>			
Governance	(31,175)	(10,667)	(8,279)
General Purpose Funding	(6,969,193)	(6,752,021)	(6,725,620)
Law, Order, Public Safety	(479,105)	(400,046)	(363,568)
Health	(19,667)	(9,684)	(11,854)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(1,205,857)	(1,082,036)	(1,115,341)
Recreation and Culture	(321,519)	(215,234)	(299,176)
Transport	(234,335)	(226,296)	(17,728)
Economic Services	(208,840)	(118,622)	(144,128)
Other Property and Services	(223,043)	(75,492)	(144,753)
	<b>(9,692,734)</b>	<b>(8,890,098)</b>	<b>(8,830,448)</b>
<b>Expenses from Ordinary Activities</b>			
Governance	677,667	(39,576)	338,857
General Purpose Funding	243,529	(2,175)	86,418
Law, Order, Public Safety	1,346,668	860,547	914,198
Health	378,880	247,253	216,446
Education and Welfare	81,423	51,649	28,183
Community Amenities	2,210,697	1,410,211	1,198,875
Recreation and Culture	3,190,499	2,192,514	2,072,998
Transport	5,287,545	3,520,803	3,299,383
Economic Services	734,787	474,966	387,677
Other Property and Services	512,112	355,862	687,320
	<b>14,663,807</b>	<b>9,072,053</b>	<b>9,230,353</b>
	<b>4,971,073</b>	<b>181,954</b>	<b>399,905</b>
<b>Borrowing Costs Expense</b>			
Governance	18,106	18,106	10,833
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>24,018</b>	<b>13,629</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	(7,780)
Economic Services	2,212	(0)	3,471
Other Property and Services	(293,102)	(300,428)	(0)
	<b>(189,341)</b>	<b>(198,879)</b>	<b>(2,820)</b>
<b>NET RESULT</b>	<b>3,375,544</b>	<b>(1,182,871)</b>	<b>(614,078)</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>(1,182,871)</b>	<b>(614,078)</b>

SHIRE OF DANDARAGAN  
INCOME STATEMENT by Nature or Type  
AS AT 28 FEBRUARY 2018

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)	(6,089,053)	(6,092,707)
Grants and Subsidies	12	(1,040,917)	(819,320)	(613,704)
Contributions Reimbursements Donations		(250,702)	(132,789)	(130,309)
Service Charges		(0)	(0)	(0)
Fees and Charges		(2,120,008)	(1,707,691)	(1,836,778)
Interest Earnings		(109,000)	(83,511)	(85,035)
Other Revenue		(87,599)	(57,733)	(71,916)
		<b>(9,692,734)</b>	<b>(8,890,098)</b>	<b>(8,830,448)</b>
<b>Expenses from Ordinary Activities</b>				
Employee Costs		3,967,246	2,338,495	2,257,213
Materials and Contracts		2,810,189	1,996,098	1,697,062
Utilities		590,263	398,249	288,005
Insurance		380,061	(39,576)	394,207
Other Expenses		744,145	(2,175)	491,104
Depreciation		6,171,904	4,114,602	4,102,762
		<b>14,663,807</b>	<b>8,805,693</b>	<b>9,230,353</b>
		<b>4,971,073</b>	<b>(84,405)</b>	<b>399,906</b>
Borrowing Costs Expense		27,115	24,018	13,629
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)	(198,879)	(2,820)
<b>NET RESULT</b>		<b>3,375,544</b>	<b>(1,449,231)</b>	<b>(614,078)</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>(1,449,231)</b>	<b>(614,078)</b>

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

Program/Sub-program	TOTAL		Land & Buildings		Plant & Equipment		Furniture &		Parks & Reserves		Roads	
	Actual 17/18	Budget 17/18	Actual 17/18	Budget 17/18	Actual 17/18	Budget 17/18	Actual 17/18	Budget 17/18	Actual 17/18	Budget 17/18	Actual 17/18	Budget 17/18
<b>Government</b>												
Chamber audio visual (CO from Civic fitout)	-	120,000						120,000				
Toyota Prado GXL	-	56,000				56,000						
Toyota Fortuner GXL	-	48,000				48,000						
Jurien Admin Office Layout	320	6,600	320	6,600								
<b>Community Amenities</b>												
Cer. Transfer Fencing staged replacement	1,023	6,485										
Cer. Waste Trans. Replace roller door on shed	-	6,240		6,240								
Sewerage	43,377	25,859										
Jur. Bay FRC. Playground shade sails	-	4,000		4,000								
FRC New emergency escape path	-	3,900		3,900								
FRC Internal painting	-	3,200		3,200								
FRC Revised security fencing	-	2,100		2,100								
FRC Revised lighting and replacements	13,060	14,366	13,060	14,366								
Dan. Cemetery Gates	6,354	9,000										
<b>Transport</b>												
Mower tractor	-	56,000				56,000						
Water Tank 6 Wheeler	-	220,000				220,000						
Side Tipper and Dolly S/Hand	-	85,000				85,000						
CAT Grader 12M	-	355,000				355,000						
Tandum axle trailer		4,040				4,040						
Toro Groundmaster 360	64,780	60,000			64,780	60,000						
Turquoise Way Staged Replacement	35,549	30,000										
Bashford Street Footpath Batt to Whitfield	-	60,000										
Bashford Street Footpath Doust to Hastings	-	80,000										
Beachridge Swales Staged Renewal	4,000	30,000										
Cer. Comm. Cent. Carpark	-	30,000										
Dand. Depot Lunchroom - carryover	113		113									
Dand. Depot OHS - carryover	5,335		5,335									
Dand. Depot OHS - carryover	770		770									
Dan. Depot Fencing	-	6,000		6,000								
Gillingarra Road	1,659										1,659	
Yerramullah - Carryover	10,000										10,000	
Cadda rd. Gravel Resheet 9.3-11.8km & 22-26.4km	59,035	174,207									59,035	174,207
McKays rd. Gravel Resheet 0.0-3.0km	49,810	77,829									49,810	77,829
Dewar rd. Gravel Resheet 2.0-6.0km	-	124,372										124,372
Cantabilling rd. Gravel Resheet 9.3-11.8km	6,147	90,978									6,147	90,978
Cowalla rd. Gravel Resheet 0.0-3.0km	-	106,639										106,639
Black Arrow rd. Gravel Resheet 2.0-6.0km	82,439	122,237									82,439	122,237
Bidgerabbie rd. Gravel Resheet 0.0-4.0km	71,473	119,999									71,473	119,999
Koodjee rd. Gravel Resheet 0.0-4.0km	68,256	108,304									68,256	108,304
Bashford Street Preparatory Works	-	100,000										100,000
Dan. rd. Widen to 8m 37.3-40.3km	139,614	287,968									139,614	287,968
Dan. rd. Final Seal 28.35-32.55km	-	130,000										130,000
Rowes rd. Upgrade to 8m seal 30.2-33.3km	-	138,800										138,800
Jur. East rd. Widen to 8m 0.0-7.0km	698,607	553,007									698,607	553,007
Jur. East rd. Final Seal 0.0-7.0km	150,876	276,200									150,876	276,200
Cadiz Street Upgrade 0.0-0.613km	-	200,000										200,000
Ward Street New 10m seal	120,828	150,000									120,828	150,000
Carmella Street Asphalt upgrade 0.6km-end	-	350,000										350,000
Drummond Circus Upgrade 0.0-0.35km	-	200,000										200,000
Gillingarra rd. Gravel Resheet 0.0-3.0km	413	126,476									413	126,476
Sandy Cape rd. Gravel Resheet 0.0-3.0km	11,465	169,000									11,465	169,000
Tree Box Solution Prepare and seal	-	30,000										30,000
<b>Recreation and Culture</b>												
Playground Cer. Recreation Reserve	-	40,000					40,000					
Cer. Recreation Reserve Replace Tank	-	15,000										
Jur. Bay Oval Replace Water Tank	-	25,000										
Cer. Oval Bore Installation	-	15,000										
Outdoor Shower Thirsty Point	3,320	10,000							3,320	10,000		
CCC Renewal Project	135,001	714,202	135,001	714,202								
Jur. Comm. Cent. Door latching and key revision	12,760	10,000	12,760	10,000								
Cer. Memorial Park Replace power box	-	3,200		3,200								
Dan. Comm. Cent. Toilet Revision	9,477	9,332	9,477	9,332								
BCC Repair windows	5,373	6,000	5,373	6,000								
BCC Mezzanine carpet and function carpet	4,670	6,000	4,670	6,000								
JCC Repairs to internal wall behind ball nets.	6,523	9,200	6,523	9,200								
JBVC Offices and storeroom	-	14,000		14,000								
BCC Carpark lighting at exit point	10,958	1,200	10,958	1,200								
JB Memorial Park Lighting	-	9,993							9,993			
Cer. Foreshore Painting gazebos	3,609	4,000	3,609						4,000			
Cer. Memorial Corner gazebo	1,749	1,200	1,749									
Wolba Wolba retain and level	2,439											
Civic Centre - Wind support for outdoor cinema screen	200		200									
Sandy Cape Project	3,468											
<b>Economic Services</b>												
Mazda CX5 Wagon	35,753	37,000			35,753	37,000						
Coin Operated Water Dispenser		8,936										
<b>Other Property &amp; Services</b>												
Toyota Hilux Space Cab	-	43,000				43,000						
Toyota Hilux Space Cab	-	43,000				43,000						
Toyota Fortuner GXL	49,532	48,000			49,532	48,000						
Fuel trailer air compressor	3,000	3,000				3,000	3,000					
	9,085		9,085									
Residence - 31B Dan. rd. Fireplace	-	2,755		2,755								
<b>Totals</b>	<b>1,855,464</b>	<b>6,036,824</b>	<b>219,003</b>	<b>822,295</b>	<b>150,064</b>	<b>1,058,040</b>	<b>3,000</b>	<b>160,000</b>	<b>3,320</b>	<b>23,993</b>	<b>1,470,620</b>	<b>3,636,016</b>

WIP 1,701,629  
 CAPITALISED 153,835  
 TOTAL 1,855,464

SHIRE OF DANDARAGAN  
 NOTE 3 - DISPOSAL OF ASSETS  
 AS AT 28 FEBRUARY 2018

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	7780	1,000	64780	60,000	-57000	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>65,053</b>	<b>739,727</b>	<b>100,533</b>	<b>1,051,000</b>	<b>-71,844</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
	7780	1,000	0	212	7780	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>65,053</b>	<b>739,727</b>	<b>62,233</b>	<b>550,386</b>	<b>2,820</b>	<b>189,341</b>

SHIRE OF DANDARAGAN  
NOTE 4 - LOAN REPAYMENT DETAILS  
AS AT 28 FEBRUARY 2018

(a) Debenture Repayments

Loan Details  No.	Amount	New Loans	Interest Repayments		Principal Repayments		Principal
	Outstanding	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	Outstanding
	1/7/2017						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		18,106	18,106	60,994	60,994	280,281
128 Jurien Jetty	-						-
<b>Total</b>	<b>525,294</b>	<b>21,000</b>	<b>24,197</b>	<b>27,115</b>	<b>92,656</b>	<b>108,362</b>	<b>416,932</b>
<b>Community Group Cash Advance</b>							
	Amount	New Loans			Principal Repayments		Principal
	Outstanding	2017/2018 Budget			2017 / 2018 Actual	2017/2018 Budget	Outstanding
	1/7/2017						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 28 FEBRUARY 2018

	Notes	Brought Forward 1 July	Actual Movement	Actual to Date
<b>5. NET CURRENT ASSETS</b>				
<b>Composition of Estimated Net Current Asset Position</b>				
CURRENT ASSET				
Cash - Unrestricted		2,271,019	2,320,775	4,591,794
Cash - Restricted	8	4,945,538	99,781	5,045,319
Receivables		986,066	(185,612)	800,455
Inventories		24,690	(289)	24,401
		<u>8,227,314</u>	<u>2,234,655</u>	<u>10,461,969</u>
LESS: CURRENT LIABILITIES				
Payables and Provisions		(436,369)	223,578	(212,791)
		<u>7,790,945</u>	<u>2,458,233</u>	<u>10,249,178</u>
Less: Cash - Restricted		4,945,538	99,781	5,045,319
<b>NET CURRENT ASSET POSITION</b>		<u><b>2,845,406</b></u>	<u><b>2,358,452</b></u>	<u><b>5,203,859</b></u>

**SHIRE OF DANDARAGAN**  
**NOTE 6 - RATING INFORMATION**  
**AS AT 28 FEBRUARY 2018**

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	10,806	-	2,122,898
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>16,784</b>	<b>-</b>	<b>4,982,152</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			6,308,488
Discounts					(230,000)				(229,424)
<b>Total as per Rate Setting Statement</b>					<b>6,071,507</b>				<b>6,079,065</b>
Instalment Admin Fee					13,000				13,642
<b>Total as per Income Statement</b>					<b>6,084,507</b>				<b>6,092,707</b>

SHIRE OF DANDARAGAN  
 NOTE 7 - CASH, INVESTMENTS & RECEIVABLES  
 AS AT 28 FEBRUARY 2018

<b>Note 7</b>	Notes	1-Jul	Movements	Closing Balance
<b>Cash and Investments:</b>				
Municipal Fund		2,269,869	2,320,575	4,590,444
Petty Cash		1,150	200	1,350
Reserve Fund - Cash Backed		4,945,538	99,781	5,045,319
<b>Total Cash and Investments</b>		<b>7,216,558</b>	<b>2,420,556</b>	<b>9,637,113</b>
<b>Receivables:</b>				
Rates	13	286,721	414,571	701,293
Sundry Debtors	13	675,046	(575,884)	99,162
<b>Total Receivables</b>		<b>961,768</b>	<b>(161,313)</b>	<b>800,455</b>



SHIRE OF DANDARAGAN  
NOTE 8 - RESERVE FUND  
AS AT 28 FEBRUARY 2018

RESERVE ACCOUNTS	BALANCE AS AT 1ST JULY	INTEREST EARNED	INCREASE IN RESERVES	RESERVE FUNDS EXPENDED	REALLOC PER BUDGET	TOTAL
PLANT RESERVE	\$ 255,104.05	\$ 2,692.18				\$ 257,796.23
BUILDING RESERVE	\$ 1,028,466.85	\$ 10,764.59				\$ 1,039,231.44
RUBBISH RESERVE	\$ 363,429.29	\$ 3,835.33				\$ 367,264.62
COMMUNITY CENTRE RESERVE	\$ 385,209.87	\$ 4,065.18				\$ 389,275.05
TELEVISION SERVICES RESERVE	\$ 93,653.27	\$ 988.33				\$ 94,641.60
COMPUTER RESERVE	\$ 54,640.26	\$ 576.63				\$ 55,216.89
CARAVAN PARK RESERVE	\$ 379,671.77	\$ 4,006.75				\$ 383,678.52
LAND DEVELOPMENT SCHEMES RESERVE	\$ 67,715.16	\$ 714.62				\$ 68,429.78
PARKING REQUIRMENTS RESERVE <i>a) Cash in Lieu of Parking - Lot 1154 Sandpiper Street</i> <i>b) Interest Earned</i>	\$ 10,929.70	\$ 115.34				\$ 11,045.04
PARKS AND RECREATIONAL GROUNDS DEVELOPMENT RESERVE <i>a) Seagate Public Open Space</i> <i>b) Interest Earned</i>	\$ 360,600.58	\$ 3,805.49				\$ 364,406.07
FOOTPATH CONSTRUCTION RESERVE		\$ 130.66	\$ 50,000.00			\$ 50,130.66
SPORT AND REC RESERVE	\$ 235,708.03	\$ 2,487.46				\$ 238,195.49
ADMIN CENTRE EXTENSION RESERVE	\$ 426.38					\$ 426.38
LANDSCAPING RESERVE <i>a) Lot 1154 Sandpiper Street</i> <i>Interest</i>	\$ 2,536.44	\$ 26.77				\$ 2,563.21
JETTY RESERVE	\$ -					\$ -
HOUSING RESERVE	\$ -					\$ -
AERODROME RESERVE	\$ 73,330.08	\$ 773.86				\$ 74,103.94
STAFF ATTRACTION & RETENTION	\$ 200,813.53					\$ 200,813.53
POS Renewal Reseve	\$ 417,120.41	\$ 4,401.96				\$ 421,522.37
Infrastrucutre Renewal Reserve	\$ 569,280.79	\$ 6,000.92				\$ 575,281.71
POS Construction Reserve	\$ 85,553.78	\$ 902.87				\$ 86,456.65
Infrastructure Construction Reserve	\$ -					\$ -
Building Contruction Reserve	\$ 111,346.07	\$ 1,175.06				\$ 112,521.13
Leave Reserve	\$ 250,002.06	\$ 2,316.80				\$ 252,318.86
Sewer Stage 1B (Bankwest)	\$ -					\$ -
SuperTowns Reserve (Bankwest)	\$ -					\$ -
	<b>\$ 4,945,538.37</b>	<b>\$ 49,780.80</b>	<b>\$ 50,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,045,319.17</b>

SHIRE OF DANDARAGAN  
 NOTE 9 - RESTRICTED ASSETS  
 AS AT 28 FEBRUARY 2018

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>\$ 148,050.00</b>	<b>\$ 320,705.62</b>

**SHIRE OF DANDARAGAN**  
**NOTE 10 - TRUST FUND**  
**AS AT 28 FEBRUARY 2018**

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 11 - BUDGET AMENDMENTS  
AS AT 28 FEBRUARY 2018

DESCRIPTION	COUNCIL RESOLUTION	SCHEDULE	CLASSIFICATION	NON-CASH ADJUSTMENT	INCREASE IN CASH AVAILABLE	DECREASE IN CASH AVAILABLE	AMENDED BUDGET RUNNING BALANCE
<b>Budget Adoption</b>							0
<b>Permanent Changes</b>							
Increase CSRFF funding for Badgingarra Community Sport and Recreation lighting	20170824 9.1.2	Sport & Recreation	Operating			(40,148)	(40,148)
Transfer from Sport & Recreation Reserve for the Badgingarra Community Sport and Recreation Centre lighting	20170824 9.1.2	Reserves	Balance Sheet			40,148	0
Self Supporting Loan to Jurien Bay Sport and Recreation Centre for portable toilets	20170824 9.1.1	Other Recreation and Sport	Balance Sheet			(21,000)	(21,000)
Self Supporting Loan from WATC for portable toilets	20170824 9.1.1	Other Recreation and Sport	Balance Sheet			21,000	0
Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/6/17	20171026 9.1.1	Public Halls & Civic Centre	Operating		19,764		19,764
Write Off - Contribution to outgoings Civic Centre - JBCRC 31/07/14 - 30/06/17	20171026 9.1.1	Public Halls & Civic Centre	Operating			(12,988)	6,776
Add to capital purchases - new tandem axle trailer	20171123 9.1.3	Plant & Equipment	Capital			(4,040)	2,736
Proceeds from sale of Assets - Sale of DCEO Toyota Prado	20171123 11.1.2		Capital		36,364		39,100
Award new 3 year cleaning contract - Nussy Cleaning Management Services	20171123 11.1.1		Operating			(9,929)	29,171
Correct fixed asset allocation - air compressor		Plant & Equipment	Capital		(3,000)		26,171
Correct fixed asset allocation - air compressor		Furniture & Equipment	Capital			3,000	29,171
Country Local Government Fund grant - tourism traineeship wages x 2	20180125 10.1.1	Tourism & Area Ppromotion	Operating		34,023		63,194
				0	87,150	(23,956)	

SHIRE OF DANDARAGAN  
 NOTE 12 - GRANTS AND CONTRIBUTIONS  
 AS AT 28 FEBRUARY 2018

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		249,179		112,025
	Grants Commission - Roads	WALGGS	461,141	389,183		292,163		97,020
<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>613,704</b>		<b>445,575</b>
	<b>CAPITAL</b>							
<b>1201</b>	<b>Streets Roads Bridges Depots Maint</b>							
	Regional Road Group RRG	RRG	-	658,060		480,793	989,096	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>1,121,802</b>	<b>458,511</b>
			<b>851,605</b>	<b>2,474,221</b>	<b>68,362</b>	<b>1,638,497</b>		<b>904,086</b>

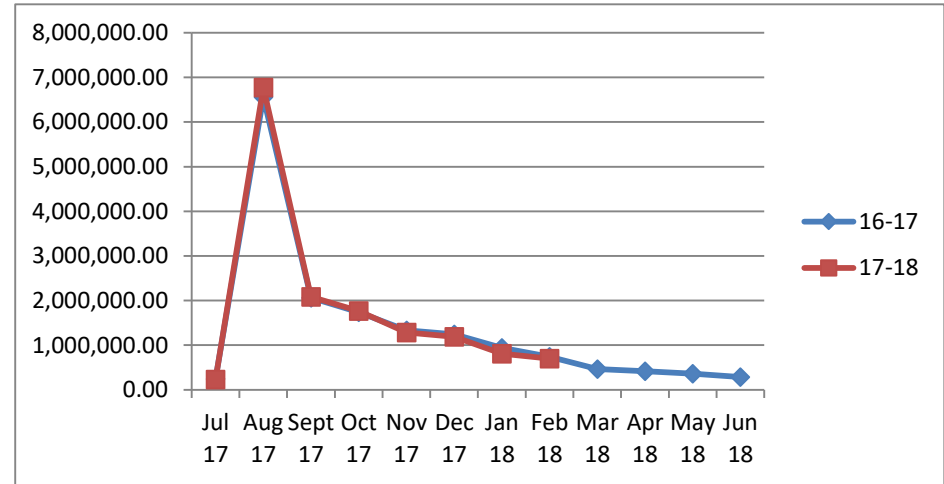
**SHIRE OF DANDARAGAN**

NOTE 13 - RECIEVABLES

AS AT 28 FEBRUARY 2018

**Receivables - Rates Receivable**

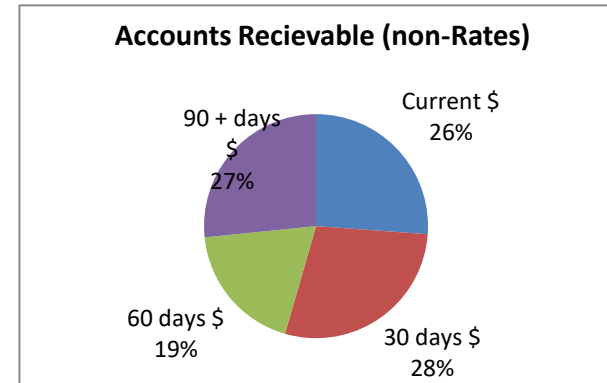
	YTD	30-Jun-17
Opening Arrears Previous Years	286,721	238,750
Levied this Year	7,378,635	5,995,556
Supplimentary rates		-6,274
Less Collections to date	- 6,964,063	-5,941,311
Equals Current Outstanding	701,293	286,721
<b>Net Rates Collectable</b>	701,293	286,721
% Collected	90.85	95.40



**Receivables - General**

	Current	30 days	60 days	90 + days
	\$	\$	\$	\$
Receivables General	25930.57	28083.6	18771.03	26376.95
<b>Total Receivables General Outstanding</b>				<u>99162.15</u>

Amounts shown above include GST (where applicable)



SHIRE OF DANDARAGAN  
 NOTE 14 - EXPLANATION OF MATERIAL VARIANCES  
 AS AT 28 FEBRUARY 2018

REPORTING PROGRAM	VAR. \$	VAR %	VAR	TIMING / PERMANENT	EXPLANATION OF VARIANCE
<b>Operating Revenue</b>					
Governance	112	101%	▲		
General Purpose Funding	(20,412)	97%	▼		
Law, Order & Public Safety	(36,479)	91%	▼		
Health	2,171	122%	▲		
Education and Welfare	0	100%	▲		
Community Ammenities	33,305	103%	▲		
Recreation and Culture	133,943	162%	▲	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	3,791	100%	▲		
Economic Services	25,506	122%	▲	Permanent	Regional visitors centre sustainability grant More than expected income from sale of water from standpipes
Other Property and Services	77,041	202%	▲	Timing Permanent	On-cost allocations Refund of vehicle licences due to concession reinstatement
<b>Operating Expenses</b>					
Governance	(22,990)	94%	▼		
General Purpose Funding	(6,786)	93%	▼		
Law, Order & Public Safety	(6,792)	99%	▼		
Health	(24,607)	90%	▼	Permanent	Doctors Service IPN contribution no longer given
Education and Welfare	(6,892)	80%	▼		
Community Ammenities	(156,605)	88%	▼	Permanent 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	(122,588)	94%	▼		
Transport	(326,385)	91%	▼		
Economic Services	(75,693)	84%	▼	Timing (monitor)	Tourism
Other Property and Services	331,414	193%	▲	Timing	On-cost allocations



# MINUTES

## VISITOR CENTRE WORKING GROUP

Tuesday 30<sup>th</sup> January 2018

Commence at 3.00pm  
Shire Administration Centre Meeting Room

IN ATTENDANCE		POSITION
Cr Peter Scharf	PS	Councillor (Working Group Chairperson)
Cr Rob Shanahun	RS	Councillor
Scott Clayton	SC	Shire of Dandaragan – Acting Chief Executive Officer
Alison Slyns	AS	Shire of Dandaragan – Economic Development Coordinator
Brad Rushforth	BR	Parks and Wildlife Service Representative
Wade Clatworthy	WC	Business Representative – Caltex Jurien Bay
Karri-Skye Holland	KSH	Business Representative – Jurien Bay Oceanic
Ann Eyre	AE	Community Representative
Kim Hewson	KH	Community Representative
APOLOGIES		
Lauren Douglass	LD	Community Representative
ATTACHMENTS		

ITEM	DESCRIPTION	MINUTES
1)	<b>RECORD OF ATTENDANCE</b>	Please see above
2)	<b>BUSINESS ARISING FROM PREVIOUS MINUTES</b>	At the Working Group (WG) meeting 17 <sup>th</sup> November 2017 further discussion was conducted regarding the Key Recommendations. The WG agreed that the preferred timeline of implementation would be to confirm the trading name of the visitor centre, create a membership base and



ITEM	DESCRIPTION	MINUTES
		<p>then use the membership base to be members of a newly-incorporated association.</p> <p>The meeting minutes and the proposal to change the name of the visitor centre (in line with the business plan key recommendation) was taken to Council at their meeting 21<sup>st</sup> December 2017. The recommendation was referred back to the WG for further consideration and for further consultation with the Chambers of Commerce and the broader business and Shire communities.</p>
3)	GENERAL BUSINESS	<ul style="list-style-type: none"> <li>▪ Signage <p>In discussion regarding the proposed name change for the visitor centre to help clarify its location, it was identified that visibility and signage for the visitor centre is lacking. A new 'golden i' sign is being installed at the driveway entrance to the centre that will help direct vehicles but the WG would like to see billboards or similar large signs at each end of Jurien Bay with directional and distance information to the visitor centre so visitors approaching can better plan their arrival.</p> <p style="text-align: center;"><b>Action: PS and AS to liaise with Infrastructure to investigate signage options</b></p> </li> <li>▪ Monthly Report <p>AS will draft a monthly visitor centre and library report to Council as part of their Councillor Information Bulletin that outlines key statistics, activities and achievements for the visitor centre and library.</p> <p style="text-align: center;"><b>Action: AS to prepare monthly report to Council</b></p> </li> <li>▪ Change of Name <p>Although the process the WG has taken to date is not incorrect, Scott Clayton has consulted with Councillors and outlined the recommended process of implementation for the business plan. The priority should be establishing the incorporated association and then the members of that incorporated association would vote on operational changes, such as changing the name (or retaining the existing name) of the visitor centre. The name of the incorporated association is not dependent on confirming the name of the visitor centre since the body can be called any name and does not necessarily need to be linked to the visitor centre name.</p> </li> </ul>

ITEM	DESCRIPTION	MINUTES
		<p>WG members will re-consider each of the Key Recommendations ahead of the next meeting. At the next WG meeting the preferred timeline of implementation for the Key Recommendations will be confirmed and an outline of how the structure of the proposed incorporated association will be suggested. Consideration shall be given to proposed funding and ongoing support from the Shire.</p> <p style="text-align: center;"><b>Action: AS to prepare hard copies of all documentation and correspondence from the WG for all members and WG members to re-consider all Key Recommendations ahead of next meeting</b></p>
4)	<b>NEXT MEETING DATE</b>	Friday 16 <sup>th</sup> February 2018, 2.00pm
5)	<b>CONCLUSION</b>	Meeting closed 4.20pm



# MINUTES

## VISITOR CENTRE WORKING GROUP

Friday 16<sup>th</sup> February 2017

Commence at 2.00pm  
Civic & Education Centre Boardroom

IN ATTENDANCE		POSITION
Cr Peter Scharf	PS	Councillor (Working Group Chairperson)
Cr Rob Shanhun	RS	Councillor
Alison Slyn	AS	Shire of Dandaragan – Economic Development Coordinator
Brad Rushforth	BR	Parks and Wildlife Service Representative
Ann Eyre	AE	Community Representative
Lauren Douglass	LD	Community Representative
APOLOGIES		
Karri-Skye Holland	KSH	Business Representative – Jurien Bay Oceanic
Kim Hewson	KH	Community Representative
Wade Clatworthy	WC	Business Representative – Caltex Jurien Bay
ATTACHMENTS		

ITEM	DESCRIPTION	MINUTES
1)	<b>RECORD OF ATTENDANCE</b>	Please see above
2)	<b>BUSINESS ARISING FROM PREVIOUS MINUTES</b>	<ul style="list-style-type: none"> <li>▪ Roadside sign was installed outside visitor centre with golden i symbol;</li> <li>▪ First monthly report to Council from the visitor centre was</li> </ul>

ITEM	DESCRIPTION	MINUTES
		<p>compiled for January 2018 and distributed;</p> <ul style="list-style-type: none"> <li>▪ Hard copies of all relevant documentation was prepared for all VCWG members</li> </ul>
3)	GENERAL BUSINESS	<ul style="list-style-type: none"> <li>▪ Membership Package <p>AS has prepared a draft membership package that the working group will continue to refine in coming meetings. Suggestions include adding a membership for individuals, confirming a social media policy for the centre before offering social media posting as a membership benefit, defining what 'priority recommendation' means as a membership benefit, adding 'priority access to invites' for industry events, inclusion in famils, TV advertising opportunities, funding through Tourism WA or industry etc.</p> <p><b>Action: AS to continue refining membership package and associated policies, bringing drafts to WG</b></p> </li> <li>▪ Sublet opportunities <p>No current opportunities identified so although overall support for a sublet opportunity in place of the library is agreed, the sublet must be beneficial to the Shire to quantify the costs of moving the library and its ongoing operational costs (currently absorbed by existing visitor centre staff). Current VC staff have the capacity in their workload to continue library duties, as well as supporting other Shire libraries, so any opportunity to move the library would have to more than cover the staff costs to run a library service to the same standard that it is currently being operated to.</p> <p><b>Action: Nil, sublet opportunities to be assessed as they arrive</b></p> </li> <li>▪ Governance Structure <p>The working group recommends a separate association be established to encourage industry investment in the visitor centre concept (local businesses and individuals can get support and 'buy-in' much quicker than a government body can.</p> <p><b>Action: PS to send AS all recommended inclusions in proposed constitution and prepare draft to ensure</b></p> </li> </ul>

ITEM	DESCRIPTION	MINUTES
		<p style="text-align: right;"><b>compliance with model rules.</b></p> <ul style="list-style-type: none"> <li>▪ General suggestions</li> </ul> <p>Suggest membership of executive / committee be staggered so not all positions become vacant at the same time. This ensures continuity in the governance structure;</p> <p>BR confirmed that an automated coffee machine in the centre would not only provide a valuable income source but encourage visitors to remain in the centre longer. This proposed machine would be an automated machine, not designed to compete with barista-made coffees offered in other food businesses locally;</p> <p>Prepare an updated organisational structure diagram to reflect separation of local government and visitor centre if the incorporated association is established;</p> <p style="text-align: center;"><b>Action: KH to assist AS on any updates or recommendations to update report</b></p> <p>Look for ways to value-add for members such as advertising within the centre (TV, posters, website ads, banners);</p> <p>Look at historical expenditure of the visitor centre to use as a base for proposed budget and then work out other costs such as staffing, insurance, rent, maintenance, utilities, training, famils etc. There is the potential for the visitor centre to retain library operations as a source of income from the Shire as part of the support package.</p> <p style="text-align: center;"><b>Action: AS to obtain historical data and prepare report for working group</b></p> <ul style="list-style-type: none"> <li>▪ Name change</li> </ul> <p>Pending further consultation</p> <ul style="list-style-type: none"> <li>▪ Introduction of technology</li> </ul> <p>Bookeasy bookings commenced in February 2018 and the integrated website for the visitor centre is under construction</p> <p style="text-align: center;"><b>Action: Nil, this recommendation has been completed as per the business plan</b></p>
4)	<b>NEXT MEETING DATE</b>	Friday 9 <sup>th</sup> March 2018, 1.30pm

ITEM	DESCRIPTION	MINUTES
5)	<b>CONCLUSION</b>	Meeting closed 3.45pm



Our Ref : 156281  
 Previous Ref :  
 Your Ref :  
 Enquiries : Brooke Hongell (6551 9229)

21 February 2018

Chief Executive Officer  
 Shire Of Dandaragan  
 P O Box 676  
 JURIE BAY WA 6516

**Application No: 156281 - Lot No 309 Dalton Street Jurien Bay**

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by the 4th April 2018 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: [www.planning.wa.gov.au](http://www.planning.wa.gov.au)

Send responses via email to [referrals@planning.wa.gov.au](mailto:referrals@planning.wa.gov.au). **Always quote reference number "156281" when responding.**

This proposal has also been referred to the following organisations for their comments:  
*Dept Biodiversity, Conser & Attraction (MIDWEST) / D.F.E.S. Uxo Branch (STATE) / Water Corporation (STATE) / Western Power (STATE) and LG As Above.*

Yours faithfully

A handwritten signature in black ink that reads "Kerrine Blenkinsop".

Kerrine Blenkinsop  
 Secretary  
 Western Australian Planning Commission

**APPLICATION DETAILS**

<b>Application Type</b>	Subdivision	<b>Application No</b>	156281
<b>Applicant(s)</b>	Links Surveying		
<b>Owner(s)</b>	Kim Carter		

e-mail: [referrals@planning.wa.gov.au](mailto:referrals@planning.wa.gov.au); web address: <http://www.planning.wa.gov.au>



<b>Locality</b>	Lot No 309 Dalton Street Jurien Bay		
<b>Lot No(s).</b>	309	<b>Purpose</b>	Residential
<b>Location</b>		<b>Local Gov. Zoning</b>	Residential R12.5
<b>Volume/Folio No.</b>	1818/383	<b>Local Government</b>	As Above
<b>Plan/Diagram No.</b>	P211353	<b>Tax Sheet</b>	
<b>Centroid Coordinates</b>	mE mN		
<b>Other Factors</b>	THREATENED FAUNA BUFFER, UXO		



## Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2018-210718

Submission Date: 19/02/2018 03:10 PM

Your Reference  
 Location of Subject Property  
 No. of applicants  
 Are you applying on your own behalf?  
 Are you the primary applicant?  
 Do you have consent to apply from all landowners?  
 Lodgement Type  
 Submitted by  
 Email

29416  
 Lot 309 No. 42 Dalton Street Jurien Bay  
 1  
 Yes  
 Yes  
 Yes  
 Subdivision  
 Michelle Holdsworth  
 michelle@linkssurveying.com.au



### About the land

Number of current lots on the land	1	Total number of proposed lots on the land including balance lots	2
Drainage Reserves	0	Public Access Ways	0
Recreation Reserves	0	Right of Ways	0
Road Reserves	0	Road Widening	0
Number of fee paying lots	2	Number of fee exempt lots	0

### What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Residential	500 - 549 Sqm	1	
Residential	450 - 499 Sqm	1	
Local Government	Shire Of Dandaragan	Existing dwellings	Yes
Is common property proposed	No		

### Applicants

#### Primary applicant (1)

Is the applicant a company/organisation?	Yes	Is the applicant a landowner?	No
Name/Company	LINKS Surveying	ABN / ACN	55059735536
Email	eplan@linkssurveying.com.au	Phone number	93548511
<b>Address</b>			
Street address	118	Town / Suburb or City	Willetton
State	WA	Post Code	6955
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

### Certificate of Title Details

#### Lots with certificate (1)

Volume	1818	Folio	383
Lot Number	309	Plan Number	211353
Total land area	979	Land Area Units	Square metres
Reserve number (if applicable)	N/A	No. of landowners	1
Is the Landowners name different to that shown on the Certificate of Title?			No

### Landowners

#### Landowner (1)

Full name	Kim Carter	Company / Agency	N/A
ACN / ABN	N/A	Landowner type	Registered Proprietor/s
<b>Address</b>			
Street address	PO Box 118	Town / Suburb or City	Willetton
State	WA	Post code	6955
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

**Subdivision detail**

<b>Number of dwellings</b>	1	<b>Dwelling retained</b>	Yes
<b>Dwelling description</b>	The building on prop Lot 800 is to remain and roof modified.		
<b>Number of outbuildings/structures</b>	1	<b>Structure/s retained</b>	No
<b>Other description</b>	N/A		
<b>Structure description</b>	All buildings and structures on prop Lot 801 are to be removed.		
<b>Is a battleaxe lot/s proposed?</b>			Yes
<b>Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot</b>			Yes
<b>Has the land ever been used for potentially contaminating activity</b>			No
<b>Does the land contain any sites that have been classified under the Contaminated Sites Act 2003</b>			No
<b>Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003</b>			No
<b>Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location</b>			No
<b>Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?</b>			No
<b>Is the development with in a Bushfire Prone Area?</b>			No
<b>Are there any dewatering or drainage works proposed to be undertaken</b>			No
<b>Is excavation of 100 cubic metres or more of soil proposed</b>			No
<b>If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present</b>			No

**Fee & Payment**

<b>Fee amount</b>	\$3,280.20	<b>Payment Type</b>	By Card
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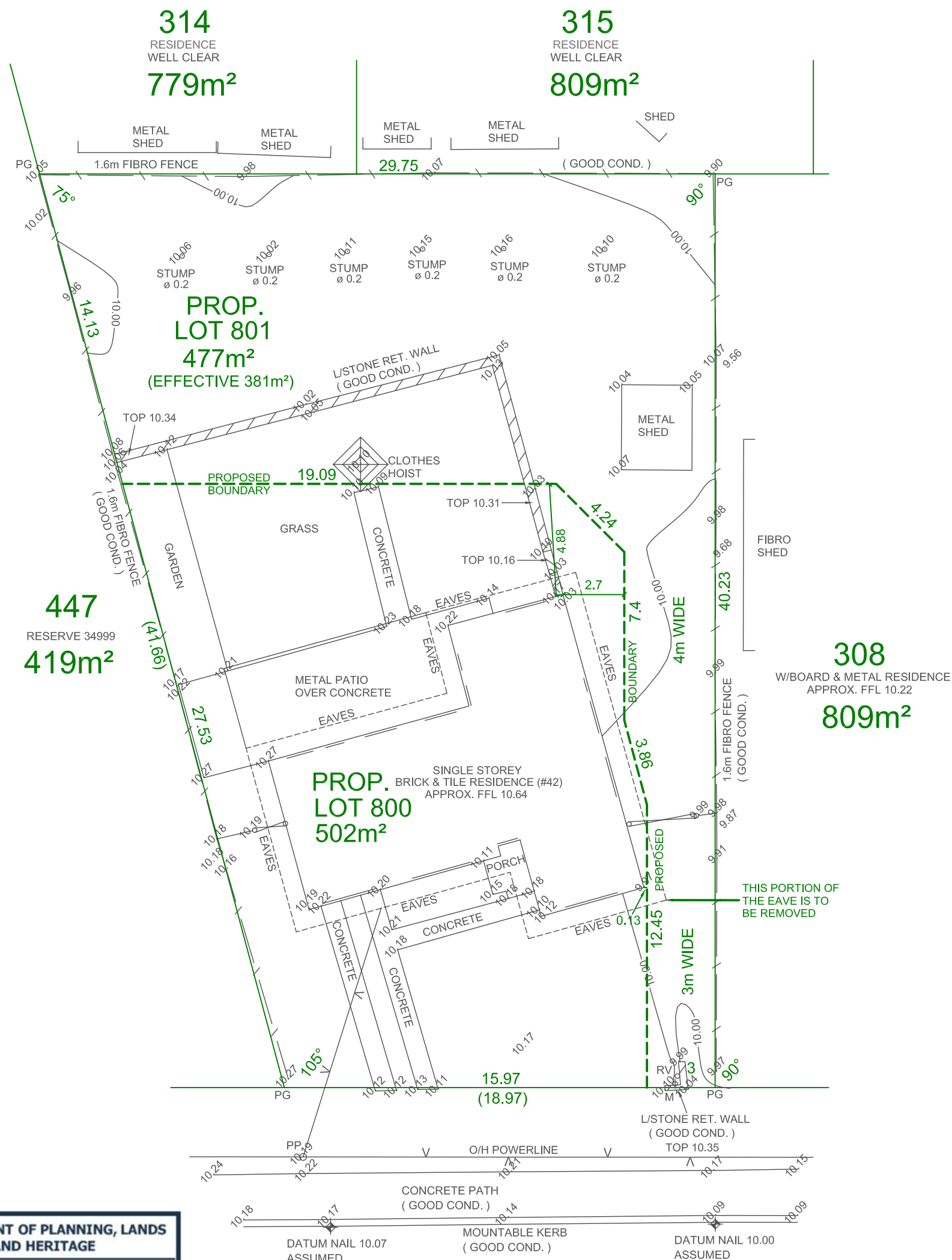
**Attachments**

<b>Attachment name</b>	<b>Attachment type</b>
1. 29416003-3.pdf	Subdivision Plan
2. T 1818-383-1.pdf	Certificate of Title
3. WAPC Authority to Act-2.pdf	Authorised Letter of Consent

Perth	Albany	Bunbury	Geraldton	Mandurah
140 William Street	PO Box 1108	Sixth Floor	Regional Planning and Strategy	Unit 2B
Perth	Albany	Bunbury Tower	Office 10	11-13 Pinjarra Road
Western Australia, 6000,	Western Australia, 6330	61 Victoria Street	209 Foreshore Drive	Mandurah
Locked Bag 2506 Perth, 6001		Bunbury	Geraldton	Western Australia, 6210
		Western Australia, 6230	Western Australia, 6530	
Tel: (08) 6551 9000	Tel: (08) 9892 7333	Tel: (08) 9791 0577	Tel: (08) 9960 6999	Tel: (08) 9586 4680
Fax: (08) 6551 9001	Fax: (08) 9841 8304	Fax: (08) 9791 0576	Fax: (08) 9964 2912	Fax: (08) 9581 5491



THE BUILDING ON PROP. LOT 800 IS TO REMAIN AND ROOF MODIFIED.  
ALL BUILDINGS AND STRUCTURES ON PROP. LOT 801 ARE TO BE REMOVED.



**SERVICE LEGEND**

- POWER**
- CONSUMER POLE CP
  - POWER POLE PP
  - LIGHT POLE LP
  - STAY POLE SP
  - S. WIRE ANCHOR SWA
  - U/G CABLE BOX
  - CABLE M/H
  - CABLE DOME
- GAS**
- GAS MARKER G
  - GAS METER GM
  - GAS VALVE GV

- SEWERAGE**
- SEWER MANHOLE
  - INSPECT. SHAFT IS
  - INSPECT. OPENING IO
  - HOUSE CONNECTION HC
- TELSTRA**
- TELSTRA MARKER T
  - TELSTRA PIT TEL
  - TELSTRA M/H
- DRAINAGE**
- SW MANHOLE DMH
  - GRATE
  - SIDE ENTRY PIT

- WATER**
- STOP VALVE SV
  - HYDRANT HY
  - FLUSH POINT FP
  - WATER TAP TP
  - WATER MARKER W
  - WATER METER M
  - RETIC. VALVE RV
- SURVEY**
- PEG FOUND PF
  - PEG DISTURBED PD
  - PEG GONE PG
  - CONTROL POINT
  - DATUM
  - GATE

**LOT RECORDS**

LOT SERVICE	STATUS			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE			✓	
GAS			✓	
TELSTRA		✓		✓
DRAINAGE				✓
POWER U/G			✓	
O/H	✓			

AREA: ESTAB. 08/2009

COASTAL DISTANCE 150m

LOT: 309  
AREA: 979m²

APPROX. AHD -7.90m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY  
SEWER INVERT LEVEL N/A  
SEWER BROUGHT UP N/A  
DEPTH TO CONNECTION N/A

**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**

DATE	FILE
20-Feb-2018	156281

**GROUND COVER**

SANDY / GRASS / WEED / GRAVEL

TITLE : PROPOSED 2 LOT GREEN TITLE SUBDIVISION	LOT : 309 (#42) DALTON STREET
CLIENT : KIM CARTER	SUBURB : JURIE BAY
BUILDER :	DP : 211353
	AUTHORITY : SHIRE OF DANDARAGAN
	C/T : 1818/383

**LINKS SURVEYING**

P: (08) 9354 8511  
W: www.linkssurveying.com.au  
E: info@linkssurveying.com.au

UBD REF : COUNTRY GPS: S 30.29760° E 115.04099°

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION IS APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection.	SHEET 1 of 1	BUILDER'S REF	SURVEYED 18/02/16	SCALE @ A3 1: 200	DWG No 29416003	REV A
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BE .....

APPLICATION NO:  
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: Lineview Holdings Pty Ltd		
ABN (if applicable) 33 119 738 640		
Address: Suite B13/431 Roberts Road, Subiaco		Postcode: 6008
Phone Home:	Fax:	Email:
Work: 9442 3777	9442 3766	debbie.whiting@outopingroup.com.au
Mobile: 0409 681 303		
Contact person for correspondence: Debbie Whiting		
Signature: <i>[Signature]</i>		Date: 6/2/18
Signature: <i>[Signature]</i> Managing Agent		Date: 22/2/18
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)		
<b>Applicant details:</b>		
Name: Planning Solutions		
Address: GPO Box 2709, Cloisters Square PO		Postcode: 6850
Phone Home:	Fax:	Email:
Work: 08 9227 7970		admin@planningsolutions.com.au
Mobile:		
Contact person for correspondence: Alessandro Stagno / Trent Will		
The information and plans provided with this application may be made available by local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: <i>[Signature]</i>		Date: 6/2/18
<b>Property Details:</b>		
Lot No: 1	House/Street No: 23	Location No:
Diagram or Plan No: SP62036	Certificate of Title Vol. No: 2756	Folio: 38
Title encumbrances (e.g. easements, restrictive covenants): N/A		
Street Name: Dalton Street		Suburb: Jurien Bay
Nearest street intersection Hill Street		
<b>Proposed development:</b>		
Nature of development: <input type="checkbox"/> Works <input checked="" type="checkbox"/> Use <input type="checkbox"/> Works and use		

Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use
Description of the proposed works and/ or land use: Amend existing approval (Shire ref SP37) by modifying dwellings to 75% dual use accommodation
Description of exemption claimed (if relevant) .....
Nature of any existing buildings and/ or land use: Residential
Approximate cost of proposed development: N/A
Estimate time of completion: Within 2 years of approval

<b>OFFICE USE ONLY</b>	
Acceptance Officer's initials:	Date received:
Local Government Reference No:	

**THIS FORM IS TO BE SUBMITTED WITH TWO COPIES OF PLANS COMPRISING THE INFORMATION SPECIFIED IN THE PARTICULARS REQUIRED WITH APPLICATION AS SHOWN BELOW.**

**THIS IS NOT AN APPLICATION FOR A BUILDING LICENCE  
Accompanying material**

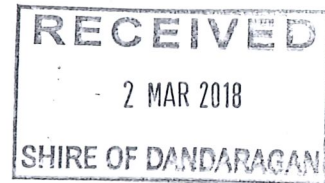
Unless the local government waives any particular requirement every application for planning approval is to be accompanied by —

- (a) a plan or plans to a scale of not less than 1:500 showing —
  - (i) the location of the site including street names, lot numbers, north point and the dimensions of the site;
  - (ii) the existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed;
  - (iii) the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;
  - (iv) the existing and proposed means of access for pedestrians and vehicles to and from the site;
  - (v) the location, number, dimensions and layout of all car parking spaces intended to be provided;
  - (vi) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
  - (vii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same; and
  - (viii) the nature and extent of any open space and landscaping proposed for the site;
- (b) plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain;
- (c) any specialist studies that local government may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies; and
- (d) any other plan or information that the local government may require to enable the application to be determined.

**The Council reserves the right to request an electronic version of the application to make a complete assessment of the development application.**



PS ref: 5576  
Shire ref: SP37



1 March 2018

Chief Executive Officer  
Shire of Dandaragan  
PO Box 676  
Jurien Bay WA 6516

Attention: David Chidlow, Executive Manager Development Services

Dear Sir,

**STRATA PLAN 62036 (23) DALTON STREET, JURIEN BAY (THE WAVES)  
PROPOSED AMENDMENT TO DEVELOPMENT APPROVAL (SP37) TO CONVERT 10 ADDITIONAL  
UNITS TO 'DUAL USE' SHORT STAY ACCOMMODATION AND GROUPED DWELLINGS**

Planning Solutions acts on behalf of Lineview Holdings Pty Ltd, the registered proprietor of Strata Lot 1 on Plan 62036 (23) Dalton Street, Jurien Bay.

This application seeks to allow an additional 10 units on Strata Plan 62036 to be used for both permanent accommodation and short stay accommodation (**dual use**). The units the subject of this application are:

- Strata Lot 1 (comprising one existing building and six of 11 partially constructed buildings);
- Strata Lot 7 (comprising one existing building);
- Strata Lot 8 (comprising one existing building); and
- Strata Lot 9 (comprising one existing building).

Refer to **Attachment 1** (copy of strata plan) and **Attachment 2** (site plan) which shows the units which form part of this application.

As the application involves modifications to more than one strata property, the application forms are accompanied by consent from the authorised strata representative and minutes confirming the delegated authority.

With regard to the above, please find enclosed:

1. The Shire of Dandaragan Development Application Form, signed by applicant/landowner and the authorised representatives of the Strata Body.
2. A copy of the Certificate of Title and Strata Plan applicable to the subject site.
3. A cheque for \$295 in payment of the amended development application fee in accordance with the Shire's schedule of fees and charges.

The following submission sets out the background, a description of the proposed amendments to the planning approval and consideration of the relevant planning framework.

The proposal will result in 75% of the dwellings on the subject site being capable of dual use. It is considered this will contribute to the provision of high quality accommodation within a key location of Jurien Bay, which will have a measurable community benefit.

## 1. SITE DETAILS

Details of the strata lots the subject of this application are listed in **Table 1** below.

Strata Lot	Plan/Diagram	Volume	Folio	Ownership
1	SP62036	2756	38	Lineview Holdings Pty Ltd
7	SP62036	2756	44	Richard Farris
8	SP62036	2756	45	Candice Duncan
9	SP62036	2756	46	Deborah Whiting

Strata Lots 2-6 (inclusive) are already approved for dual use and hence do not form part of this application.

Refer **Appendix 1** for a Certificate of Title and Strata Plan.

## 2. BACKGROUND

### 2007 Approval

On 23 January 2007, the Shire of Dandaragan (**the Shire**) granted planning approval for the development of 20 'Grouped Dwellings' (also referred to as tourism accommodation units) on the land now known as Strata Plan 62036.

Whilst there were no conditions of approval which specifically limited the use of the land, the dwellings were restricted for short stay accommodation via the strata plan, pursuant to Section 6(1) of the *Strata Titles Act 1985*. This allows persons to occupy the premises for no more than three months within a 12 month period.

### 2009 Approval

On 28 May 2009, Council granted approval to convert units 9, 10, 11, 12 and 13 (now known as Strata Lots 2, 3, 4, 5 and 6) from short stay accommodation to 'dual use' - allowing the units to be used for either permanent or short stay accommodation. The remainder of the units were therefore limited to short stay accommodation.

### Today

Since the above approvals were granted, only nine of the units have been fully constructed and are in use. The remaining units have had concrete slabs constructed, but have not progressed further than this. The units have remained in this state for approximately nine years. Completion of the units has been delayed due to financing issues. Put simply, banks and lenders require substantial deposits for short stay accommodation developments, which has been the key factor which has delayed this development.

## 3. PROPOSAL

This proposal seeks to amend the development approval granted by the Shire on 28 May 2009 by permitting an additional 10 units for 'dual use' short stay and/or permanent accommodation.

The proposed units to be converted to dual use include four existing units (known as units 1, 7, 8 and 9) and six partially constructed units (known as units 15 – 20 inclusive). A site plan is contained in **Attachment 2** which designates the existing and proposed use for each of the units.

The units classified as 'dual use' will be capable of use as either permanent and short stay accommodation and would not require further approval to change between these two uses.



The proposal will result in the complex having an overall allocation of 15 units available for 'dual use' out of 20 units, equating to 75%. The five partially constructed units nearest to the beach are not proposed to be allocated as dual use.

#### **4. TOWN PLANNING FRAMEWORK**

##### **Shire of Dandaragan Local Planning Scheme No. 7**

The subject site is zoned 'Tourist' pursuant to the provisions of the Shire's Local Planning Scheme No. 7 (LPS7). Clause 3.2 of LPS2 sets out the following objective for the Tourist zone:

*To provide for tourism development and uses associated with tourism development, including retailing and service facilities where such facilities are an integral part of the development and are of a scale appropriate to the needs of the development.*

The proposed use of permanent accommodation most accurately relates to the 'Group Dwelling' land use under LPS7.

'Group Dwelling' is defined under Schedule 1 – Dictionary of Defined Words and Expressions is defined as:

*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 partly vertically above another. Except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property.*

'Grouped Dwelling' is a discretionary ('D') use and is therefore capable of approval at the discretion of the decision maker.

The justification for the proposed dual use is discussed in Section 5 of this submission.

##### **Shire of Dandaragan Local Tourism Planning Strategy (2012)**

The Shire's Local Tourism Planning Strategy guides the provision of tourism development and accommodation within the Shire. The strategy identifies the subject site as being a 'non-strategic tourism site'. For non-strategic tourism sites, the strategy recommends:

*A specified portion of the proposed tourism development or redevelopment of a site, being between zero and 25 per cent inclusive (the approved percentage), may be permitted without imposition of a residential occupancy restriction subject to the site being located to provide adequate access to residential services and amenities, within an appropriate planning context and zoned appropriately.*

Rather than set aside certain units as permanent accommodation, this proposal seeks to offer 'dual use' accommodation on the site at a rate of 75%. This is considered appropriate for the following key reasons:

- Converting an additional ten units on the site to 'dual use' will not prejudice the overarching intent for the site to be used for tourism accommodation, as the units can still be used for short stay accommodation.
- At present, the unfinished development offers no benefit to the surrounding area and is not achieving its potential as what could be a high quality 'dual use' development within a key area of Jurien Bay. Approving dual use for the selected units will make it easier to complete the development, at the benefit of the community.
- The five beachfront units – being the highest value part of the subject site – are proposed to remain short stay accommodation only. Removing the restriction of short stay accommodation on the remainder of the units will actually make it easier for the entire development (including these beachfront units) to be completed. Approval of this dual use proposal is therefore likely to **increase** the short stay accommodation offering in Jurien Bay.



Further discussion and justification is provided in Section 5 of this submission.

The Local Tourism Planning Strategy is a guiding document, not a binding document. A flexible approach is appropriate in this instance because it will help to resolve the issue of a site where more than half the units have had slabs constructed 10 years ago, but have gone no further.

### Planning Bulletin 83/2013 – Planning for Tourism

The WA Planning Commission's Planning Bulletin 83/2013 – Planning for Tourism is intended to guide decision making for planning proposals that relate to tourism.

Table 2 below provides an assessment against the key principles of Planning Bulletin 83.

**Table 2: Planning Bulletin 83/2013 assessment**

Key principle	Response/comment
Whether the site has the capacity to be developed for a mix of uses and can also deliver a sustainable tourism outcome that will result in the size, type and quality of tourist accommodation appropriate to the site and location.	<p>The approved development comprises a total of 20 dwelling units, which are set out in a 'Grouped Dwelling' style configuration. The units are easily convertible and transferable without modifications to the existing or proposed buildings.</p> <p>The approved development has remained largely uncompleted for a number of years, partially due to the restriction of its use for only tourism accommodation. Offering dual use for the selected dwellings is considered to be the most sustainable way in which to facilitate this development proceeding.</p> <p>This application will not prejudice the ability for the units to be used for short stay accommodation. The dual use allocation allows units to be used interchangeably as either permanent or short stay accommodation, which allows owners to make decisions on how they are used in response to tourism accommodation demand.</p>
The suitability and sustainability of non-tourism accommodation development within the broader planning and settlement context of the site.	<p>The subject site is highly suitable for non-tourism accommodation as the development is designed in a grouped dwelling style configuration.</p> <p>In terms of the broader site context, it is noted the site is surrounded by residential development to the north, south and east. Additional residential uses in this location would have no impact on the surrounding area.</p>
Assessment of the existing tourist accommodation facilities in the area which takes into consideration the capacity for new tourism development and the projected demand/range of tourist accommodation in a precinct, locality or region.	<p>The development itself has been approved and substantially commenced as short stay accommodation.</p> <p>It is unlikely that the conversion of ten units on the subject site will result in an adverse planning impact, given the existing supply of tourist accommodation facilities in Jurien Bay.</p>
Residential units are designed to encourage integration into the management/letting pool for the tourism facility.	All units are currently on a single strata plan, meaning they must be managed via a strata arrangement.
Innovative master planning of the site to integrate residential and tourism components of the site to both enhance the tourism component of the site and to ameliorate potential conflicts that may arise, such as noise, between tourist accommodation and permanent residents.	N/A – the site only entails 20 units and would not necessitate master planning.

Key principle	Response/comment
Provision of appropriate lot sizes that will attract the desired tourism operator and type of tourism accommodation required.	N/A – the lot sizes are consistent with the existing approval.
The intensity and compatibility of land use and development including consideration of lot sizes, building heights, scale and character of development and the potential impacts on the surrounding area.	N/A – the proposal simply seeks to change the use of ten approved units to 'dual use'.
Compliance with the relevant State and local government policies and guidelines.	This submission demonstrates consistency with relevant State and local planning requirements.
The location of all units on the site shall provide for ease of tourism access through the site.	The approved units are appropriately located and configured to obtain access via a single internal accessway, which ensures safe, legible and easy access.
The tourism component of a mixed use development shall incorporate those facilities normally associated with tourist accommodation developments such as recreation, entertainment facilities and integrated management facilities.	N/A – the development has previously been approved and is within appropriate walking distance of the necessary facilities.
Appropriate staging so that the tourism development and provision of facilities occurs concurrently to the mixed use and/or residential development.	N/A – the development is already partially completed and is likely to be completed in either one or two further stages.
Conversion of an existing tourism development to facilitate a residential component should not be supported without demonstrating the development will provide a quality tourism outcome or a resultant tourism benefit. Examples include a major refurbishment or increase in the number of tourism units, renovations and/or development of public spaces and new facilities such as pool or restaurant.	The proposed conversion of an additional ten dwellings for 'dual use' will assist in delivering a quality outcome for the following reasons: <ul style="list-style-type: none"> <li>- Relaxation of the existing tourist restriction will ensure the overall development can be completed, including the five beachfront units which will remain for the sole use of tourism accommodation.</li> <li>- Completion of the development will result in positive impacts to the amenity of the area, through a high quality built form outcome.</li> <li>- Completion of the development will increase the existing extent of tourism accommodation in Jurien Bay.</li> </ul>

Having regard to the above, the proposal is consistent with the key principles set out by the Planning for Tourism bulletin and warrants approval accordingly.

## 5. JUSTIFICATION

The application to allow 10 of the existing/proposed units to be utilised for dual use will provide added flexibility and is ultimately intended to help this development proceed.

### Reason 1 – Flexibility will facilitate completion of the development

The approved development commenced construction in 2009, with nine units being completed, but 11 remaining uncompleted, having been constructed to slab level only. Being almost a decade since construction commenced, the owners have not been able to obtain the necessary financing, nor have they been able to sell the uncompleted units to another party who may be interested in completing the development.

At present, the unfinished development contributes nothing to the surrounding area and is clearly not achieving its potential as a beachfront property within a key area of Jurien Bay. The proposal for dual use of the existing and proposed units will offer the owners (and future owners) with greater flexibility. The completion of the development will improve the streetscape, offering activity and surveillance at the benefit of the broader community.



## **Reason 2 – Maintains short stay accommodation as a key component**

Converting an additional ten units on the site to 'dual use' will not prejudice the overarching intent for the site to be used for tourism accommodation, as the units can still be used for short stay accommodation. Whilst the Local Tourism Planning Strategy has sought to mandate a proportion of the site to be maintained as short stay accommodation, it should be noted that the strategy is not a binding document. We submit it is appropriate, in this circumstance, to apply a more flexible approach, particularly noting the difficulties in developing these units as identified in reason 1 above.

Once constructed, the market would ultimately dictate how many of the units would be used for short stay accommodation. However, for the existing units which are used for short stay accommodation, these have been well occupied, particularly in summer months. Without the flexibility of being able to tenant the properties for longer than three months, banks and investors see this as a risk when financing a development.

**Importantly, the five beachfront units are proposed to remain short stay accommodation only.** These are the 'premium' units on the subject site as they have a direct outlook to the ocean. This will ensure that the highest value portion of the site is dedicated to short stay accommodation. Furthermore, as outlined in reason 1, removing the restriction of short stay accommodation on the remainder of the units will actually make it easier for the entire development (including the beachfront units) to be completed. Approval of this dual use proposal is therefore likely to **increase** the short stay accommodation offering in Jurien Bay.

## **Reason 3 – No undue impacts on surrounding areas**

At present, short stay accommodation units can be tenanted for up to three months at a time. Removing the restriction on short stay accommodation for the ten additional units will simply give owners the option to lease the units for a period longer than three months. This change has no impact on the amenity of the surrounding locality. Furthermore, the location is highly appropriate for permanent residential, particularly noting the areas to the north, south and east of the site are zoned for residential purposes.

## **CONCLUSION**

The proposal seeks to convert ten units on Strata Plan 62036, 23 Dalton Street, Jurien Bay for 'dual use' (ie available for both permanent and tourism accommodation). The proposal warrants approval for the following key reasons:

1. The proposal will facilitate the completion of a high quality development within a key location of Jurien Bay, resulting in a measurable community benefit.
2. The proposal will not prejudice the ability of the units to be used for tourism accommodation, noting they will be available for 'dual use'.
3. The five beachfront units, representing the highest value units on the site, are proposed to remain short stay accommodation only.
4. The proposal meets the key principles set out by Planning Bulletin 83/2013 – Planning for Tourism, which relate to the provision of permanent accommodation within tourist locations.

Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Yours faithfully,



**TRENT WILL**  
**SENIOR PLANNER**

180228 5576 amended DA letter - Jurien Bay

**ATTACHMENT 1**  
**CERTIFICATE OF TITLE AND STRATA PLAN**

WESTERN



AUSTRALIA

REGISTER NUMBER <b>1/SP62036</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>21/8/2012</b>

VOLUME 2756 FOLIO 38

**RECORD OF CERTIFICATE OF TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893 AND THE  
 STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 1 ON STRATA PLAN 62036  
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

LINEVIEW HOLDINGS PTY LTD OF CARE OF UTOPIA CA PTY LTD, SUITE B13/431 ROBERTS ROAD, SUBIACO  
 (AF L472468 ) REGISTERED 5/11/2010

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
 (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
- M011725 MORTGAGE TO SHARIC SUPERANNUATION PTY LTD REGISTERED 6/8/2012.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 \* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP62036  
 PREVIOUS TITLE: 2745-49  
 PROPERTY STREET ADDRESS: UNIT 1, 23 DALTON ST, JURIE BAY.  
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF DANDARAGAN



STRATA PLAN  
**62036**  
SHEET 1 OF 3 SHEETS

PLAN OF  
LOT 15 ON DP 56158

CERTIFICATE OF TITLE  
Volume 2745 Folio 49  
LOCAL GOVERNMENT  
SHIRE OF DANDARAGAN  
INDEX PLAN BF39 (2) 03.07  
FIELD BOOK

SCALE 1 : 600 @ A3  
NAME OF SCHEME  
THE WAVES

ADDRESS OF PARCEL  
23 DALTON STREET  
JURIEN BAY, W.A., 6516

MANAGEMENT STATEMENT  YES  NO

LOGGED .....  
DATE 11-Oct-10  
FEE PAID \$735.00  
ASSESS No. 7698862  
DATE 4.11.10

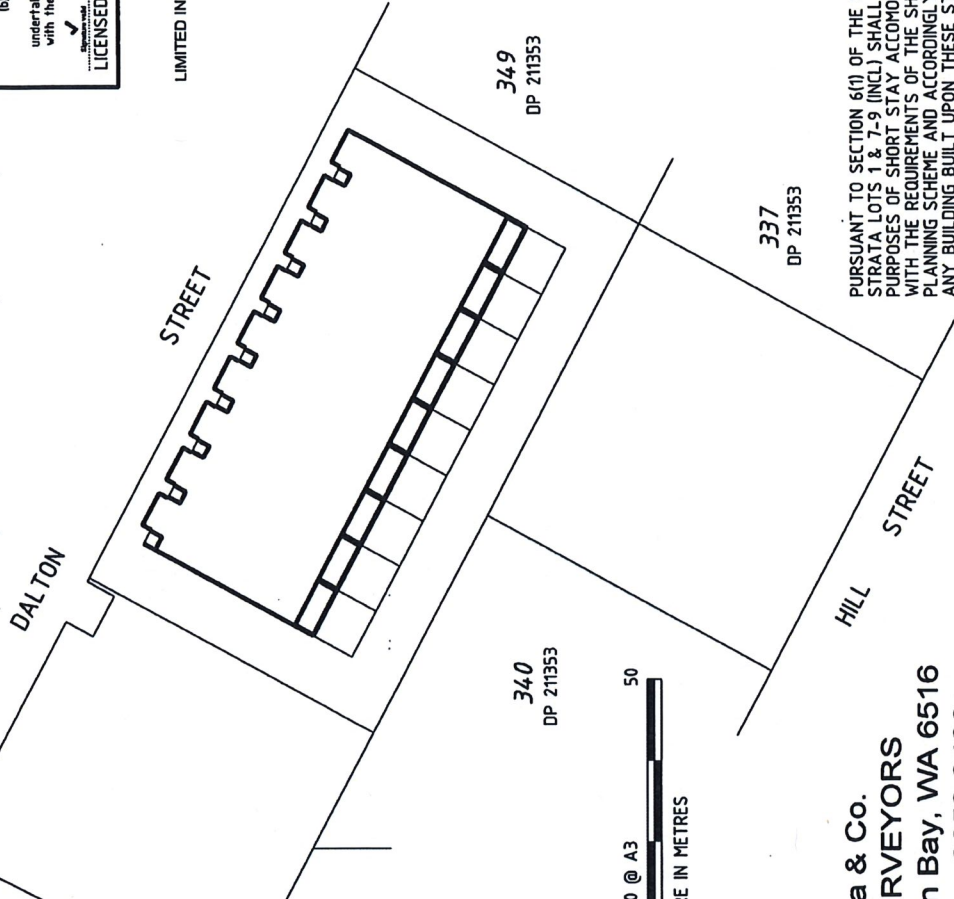
REGISTERED  
FOR REGISTRAR OF TITLES  
DATE 4.11.10  
REGISTRAR OF TITLES  
SEAL

MAP REF 4097 26  
STRATA TITLES ACT 1985 - Sections 25 (1), 25 (4)  
CERTIFICATE OF GRANT OF APPROVAL BY  
WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN  
It is hereby certified that the above Strata Plan  
Planning Commission has been granted pursuant to section 25 (1)  
of the Strata Titles Act 1985 to  
and relating to  
The Strata Plan submitted on  
the property described herein  
TO BE DELEGATED TO THE SHIRE OF DANDARAGAN  
For CHURMAN, Western Australian Planning Commission DATE



LOCATION PLAN

A28541  
448  
DP 182998



F. R. Rodda & Co.  
LICENSED SURVEYORS  
P.O. Box 163, Jurien Bay, WA 6516  
Ph 9652 2424 Fax 9652 2426

VERSION	2
AMENDMENT	LANDGATE AUDIT
AUTHORIZED BY	F R RODDA
DATE	3/11/10

SURVEYOR'S CERTIFICATE - Reg 54  
I, F R Rodda  
hereby certify that this plan is accurate and is a correct  
representation of the  
(a) survey; and  
(b) calculations from measurements,  
I delete if inapplicable  
undertaken for the purposes of this plan and that it complies  
with the relevant written laws in relation to which it is lodged.  
Signed and sealed by F R Rodda  
DATE

LICENSED SURVEYOR  
DATE

LIMITED IN DEPTH TO 12.19 METRES

CC: 15107  
ORIGINAL  
STRATA PLAN 62036

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

**STRATA PLAN  
62036**

SHEET 2A OF 3 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PORCH (P) PART LOTS IS THE EXTERNAL SURFACES OF THE BUILDING WALLS AND THE EDGE OF THE CONCRETE SLAB AND EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE SLAB FORMING THE FLOOR TO THE UNDERNEATH SURFACE OF THE CEILING.

THE BOUNDARIES OF THE COURTYARD (CY1) PART LOTS IS THE EXTERNAL SURFACES OF THE BUILDING WALLS AND EXTENDS FROM 5 METRES BELOW TO 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE FLOOR OF THE RESPECTIVE ADJOINING PART LOT. EXCEPT WHERE COVERED

THE BOUNDARIES OF THE COURTYARD (CY2) PART LOTS IS THE EXTERNAL SURFACE OF THE BUILDING WALL AND THE INTERNAL SURFACES OF THE COURTYARD WALLS AND EXTENDS FROM 5 METRES BELOW TO 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE FLOOR OF THE RESPECTIVE ADJOINING PART LOT. EXCEPT WHERE COVERED

THE STRATUM OF THE CARBAY (CB) PART LOTS EXTENDS FROM 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE FLOOR OF THE RESPECTIVE ADJOINING PART LOT. EXCEPT WHERE COVERED

THE STRATUM OF PART LOT 1 CONTAINING 1618 m<sup>2</sup> EXTENDS FROM 5 METRES BELOW TO 15 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE BUILDING OF LOT 1

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

ALL MEASUREMENTS TO THE BUILDINGS ARE TO THE EXTERNAL SURFACES OF THE WALLS

(P) DENOTES PORCH

(CB) DENOTES CAR BAY

(CY1) DENOTES COURTYARD

(CY2) DENOTES COURTYARD

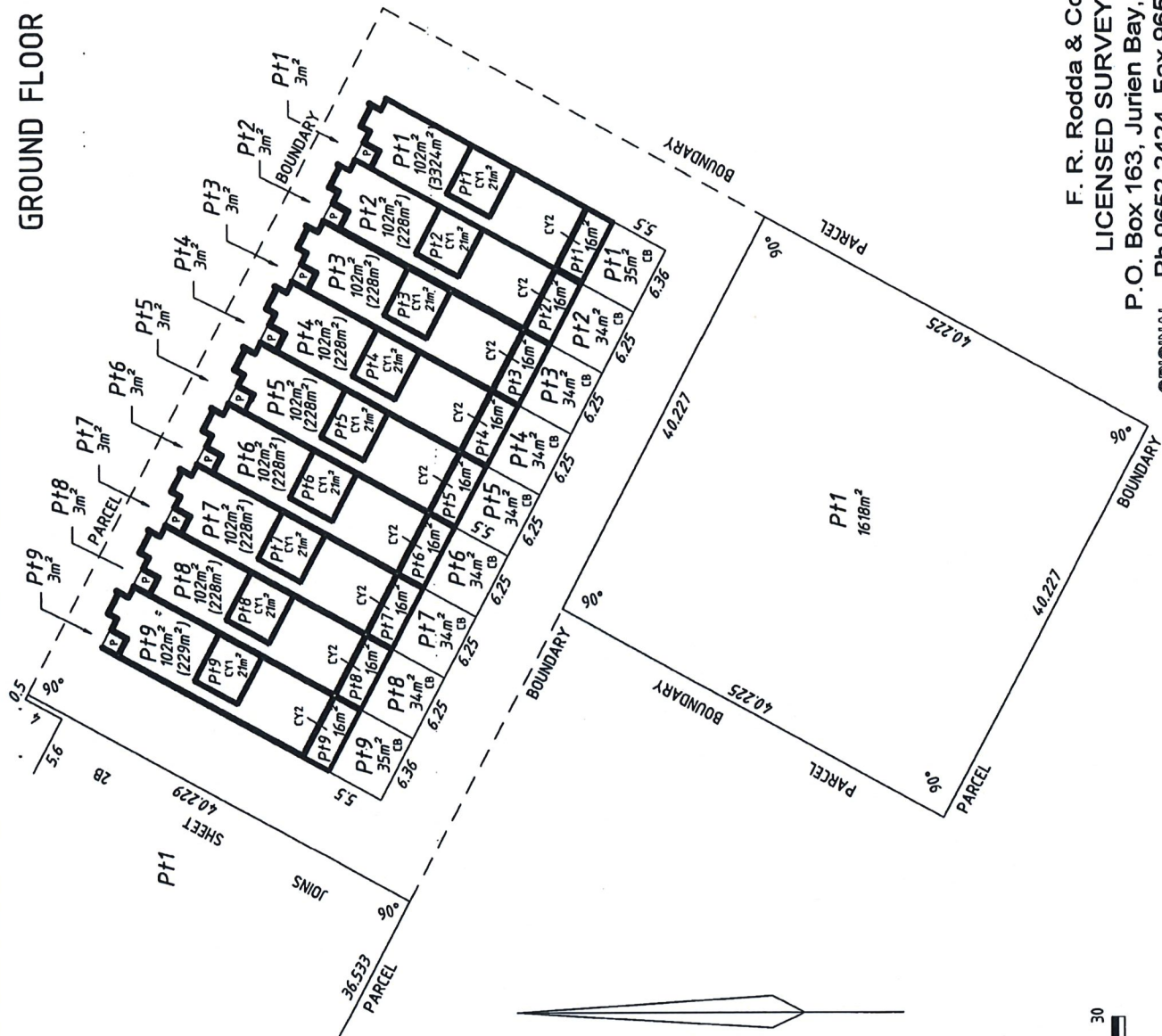
FOR OTHER PARTS OF LOT 1 SEE SHEET 2B AND 3 OF 3 SHEETS FOR OTHER PARTS OF LOTS 2 - 9 SEE SHEET 3 OF 3 SHEETS



ALL DISTANCES ARE IN METRES

CC: 15107

**GROUND FLOOR PLAN**



**F. R. Rodda & Co.**  
**LICENSED SURVEYORS**  
 P.O. Box 163, Jurien Bay, WA 6516  
 ORIGINAL Ph 9652 2424 Fax 9652 2426



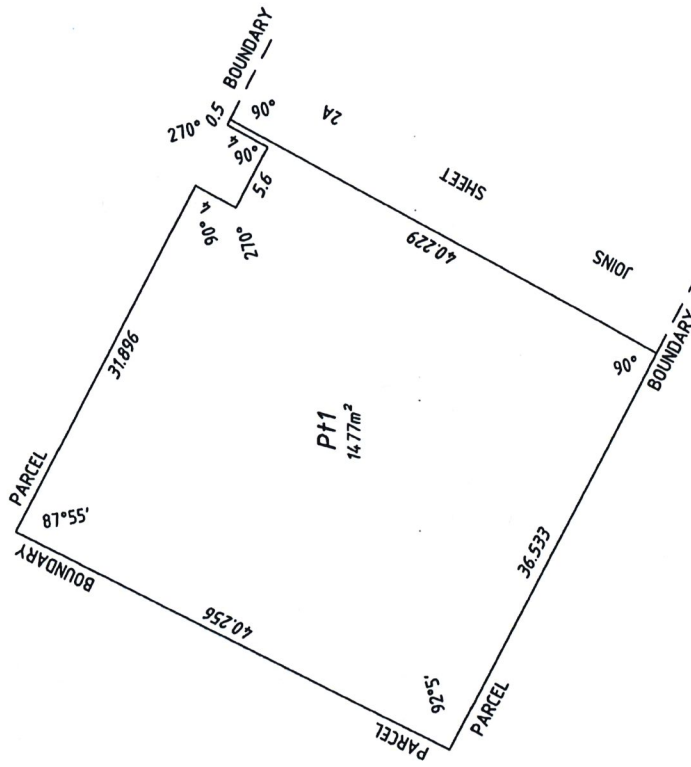
STRATA PLAN  
62036

SHEET 2B OF 3 SHEETS

THE STRATUM OF PART LOT 1 CONTAINING 14.77 m<sup>2</sup>  
EXTENDS FROM 5 METRES BELOW TO 15 METRES ABOVE  
THE UPPER SURFACE OF THE GROUND FLOOR OF THE  
BUILDING OF LOT 1

## GROUND FLOOR PLAN

FOR OTHER PARTS OF LOT 1 SEE SHEET 2A AND 3 OF 3 SHEETS



F. R. Rodda & Co.  
LICENSED SURVEYORS  
P.O. Box 163, Jurien Bay, WA 6516  
Ph 9652 2424 Fax 9652 2426



CC: 15107

ORIGINAL



**STRATA PLAN  
62036**

SHEET 3 OF 3 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE BALCONY (B) PART LOTS IS THE EXTERNAL SURFACE OF THE BUILDING WALL AND THE INTERNAL SURFACES OF THE BALCONY WALLS AND EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERNEATH SURFACE OF THE CEILING OR THE PROLONGATION OF THE CEILING OF THE RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

(B) DENOTES BALCONY

V DENOTES VOID

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

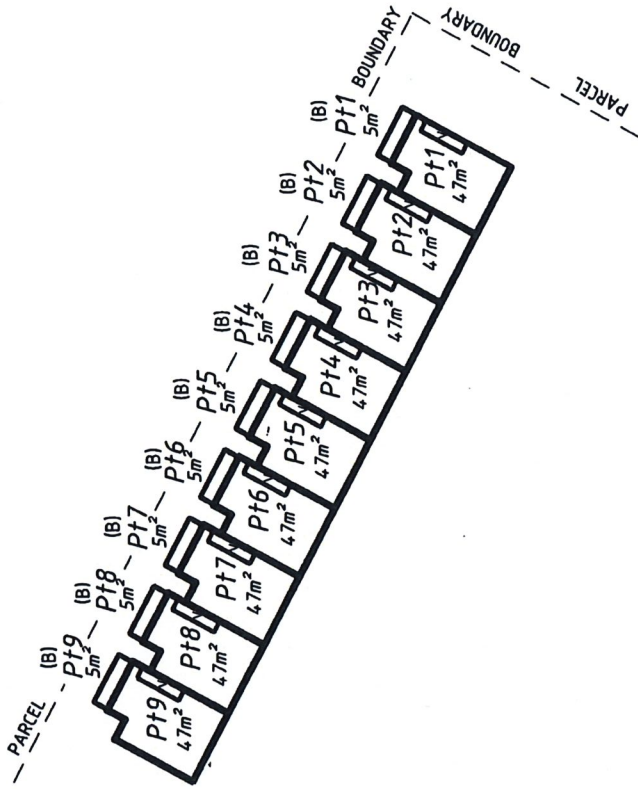
FOR OTHER PARTS OF LOT 1 SEE SHEETS 2A & 2B OF 3 SHEETS  
FOR OTHER PARTS OF LOTS 2-9 SEE SHEET 2A OF 3 SHEETS



**F. R. Rodda & Co.**  
**LICENSED SURVEYORS**  
P.O. Box 163, Jurien Bay, WA 6516  
Ph 9652 2424 Fax 9652 2426



CC: 15/07



**FIRST FLOOR PLAN**

ORIGINAL

STRATA PLAN No. 62036							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	315	2756 - 38					
2	83	2756 - 39					
3	83	2756 - 40					
4	83	2756 - 41					
5	83	2756 - 42					
6	83	2756 - 43					
7	87	2756 - 44					
8	90	2756 - 45					
9	93	2756 - 46					
				Aggregate	1,000		

**DESCRIPTION OF PARCEL AND BUILDING**

DESCRIPTION : 9 two storey residential and holiday townhouses.  
 PARCEL : Lot 15 on Deposited Plan 56158  
 BUILDING : The Waves, Dalton Street, Jurien Bay WA 6516

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, **Wayne Lawrence**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

22-Oct-2010  
Date

  
Wayne Lawrence  
2010.10.22  
11:14:53 +08'00'  
Signed

FORM 5

ORIGINAL

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 62036

DESCRIPTION OF PARCEL & BUILDING

9 TWO STOREY RESIDENTIAL AND HOLIDAY TOWNHOUSES ON LOT 15 ON DP 56158 AND KNOWN AS THE WAVES AND HAVING A STREET ADDRESS OF 23 DALTON STREET JURIE BAY WA 6516

CERTIFICATE OF LICENSED SURVEYOR

I, Frank Rodda, being a licensed surveyor registered under the Licensed Surveyors Act 1909 certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
(b) each building shown on the plan is within the external surface boundaries of the parcel; or
(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel:
(i) all lots shown on the plan are within the external surface boundaries of the parcel;
(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and
(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and
\*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) on Strata Plan No. registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the Strata Titles General Regulations 1996.

Signature valid

Licensed Surveyor

[Handwritten signature]

Digitally signed by F R Rodda Date: 2010.08.12 13:05:17 +08'00'

Date

\*Delete if inapplicable



STRATA PLAN No. 62036

Section 23(5)  
Strata Titles Act 1985

## DESCRIPTION OF PARCEL AND BUILDING

9 TWO STOREY RESIDENTIAL AND HOLIDAY TOWNHOUSES  
ON LOT 15 ON DP 56158 AND KNOWN AS THE WAVES AND  
HAVING A STREET ADDRESS OF 23 DALTON STREET  
JURIEN BAY WA 6516

## CERTIFICATE OF LOCAL GOVERNMENT

SHIRE OF DANDARAGAN, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan")-

- (1) \***(a)** the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or
- ~~\***(b)** the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~
- (2) the building, in the in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;
- ~~(3) where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~
- (4) \***(a)** any conditions imposed by the Western Australian Planning Commission have been complied with; or
- ~~\***(b)** the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~

13/10/2010  
.....  
Date

  
.....  
Chief Executive Officer

\* Delete if inapplicable

Section 23(5)  
Strata Titles Act 1985

FORM 26

WAPC Ref:

STRATA PLAN NO 62036

SHIRE OF DANDARAGAN Ref:

Strata Titles Act 1985

Sections 25(1), 25(4)

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the Strata Titles Act 1985 to —

(i) the \*Strata Plan/plan of re-subdivision/plan of consolidation submitted on . 8 . . . . . OCTOBER 2010 . . . . . and relating to the property described below;

~~(ii) the sketch submitted on . . . . . of the proposed \*subdivision of the property described below into lots on a Strata Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below, subject to the following conditions —~~

Property Description: Lot (or Strata Plan) No. . . . . Strata Plan 62036
Location . . . . . 23 Dalton Street
Locality . . . . . Jurien Bay
Local Government . . . . . Shire of Dandaragan

Lodged by: . . . . . F. R. RODDA
Date: . . . . . 8.10.2010

Shire of Dandaragan

[Signature]
For Chairman, Western Australian Planning Commission
11/10/2010
Date

(\*To be deleted as appropriate.)

Delegated Under Section 16(3)(e) Planning & Development Act 2005

ORIGINAL

**FORM 8**

ANNEXURE 'A' OF STRATA PLAN No. \_\_\_\_\_

62036

REGISTRAR OF TITLES

**SCHEDULE OF DEALINGS ON Strata Plan**

Deals registered or recorded on Strata Plan

	Instrument			Signature of Registrar of Titles
	Nature	Number	Regist'd Time	

ORIGINAL

Note: Entries may be affected by subsequent endorsements.



SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Regist'd	Signature of Registrar of Titles	Cancellation			
Nature	Number			Nature	Number	Regist'd	Time
STATEMENT	L452033	13.10.10	<i>[Signature]</i>				

Note: Entries may be affected by subsequent endorsements.

ORIGINAL

**ATTACHMENT 2**  
**SITE PLAN**



**LEGEND**

- ■ ■ ■ ■ Subject Site
- ■ ■ ■ ■ Currently approved for Dual Use
- ■ ■ ■ ■ Units to remain as Short Stay Accommodation only
- ■ ■ ■ ■ Units proposed to be converted to Dual Use
- 6 Unit Number

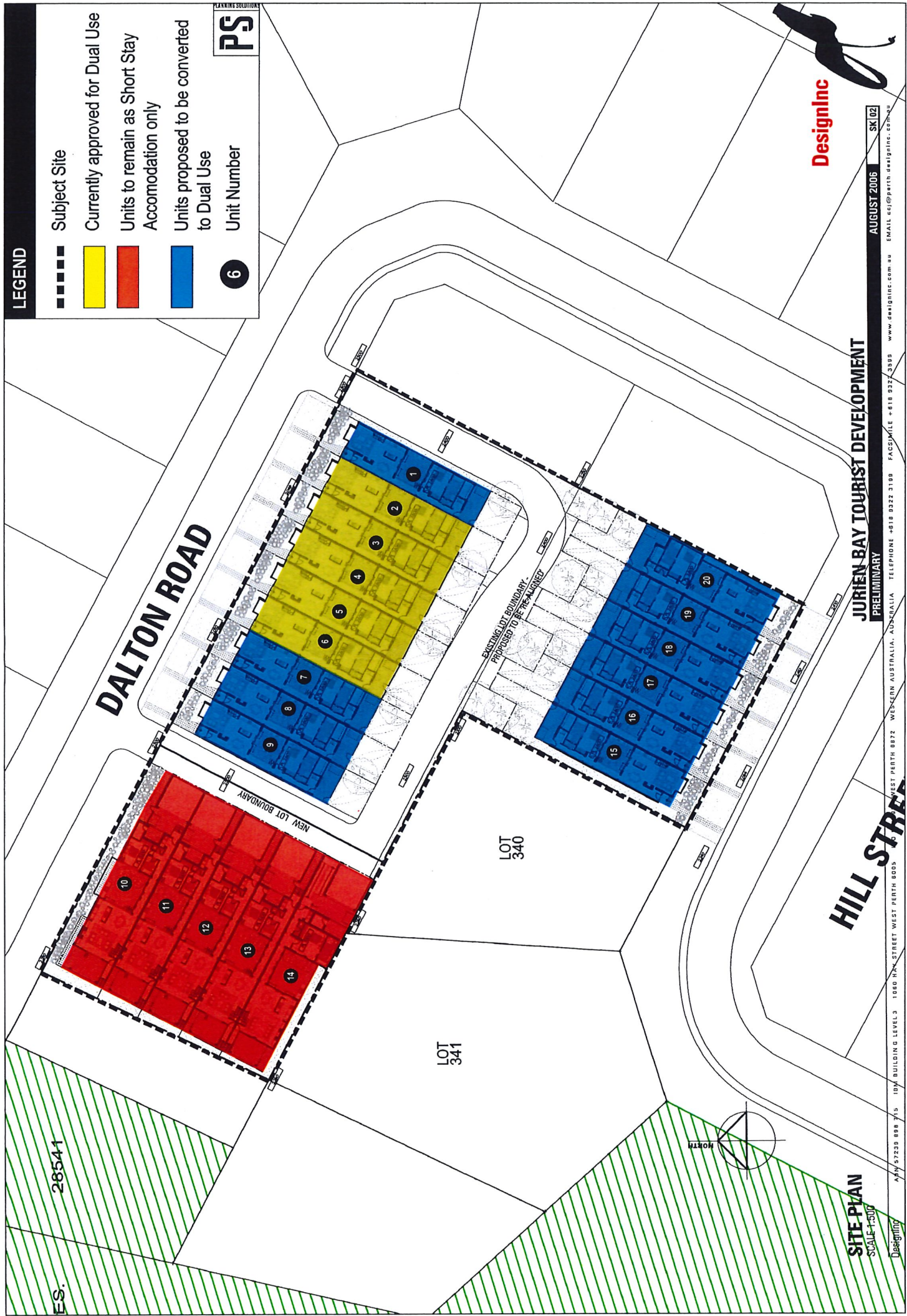
PS



**DesignInc**

**DALTON ROAD**

**HILL STREET**



**JURHEN BAY TOURIST DEVELOPMENT**

PRELIMINARY

AUGUST 2006

SK 02

EMAIL: [ec@parth.designinc.com.au](mailto:ec@parth.designinc.com.au)

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WESTERN AUSTRALIA, AUSTRALIA

1060 R.N. STREET WEST PERTH 6005

PERTH 6005

949 57230 888 715

10/4 BUILDING LEVEL 3

DesignInc

**SITE PLAN**  
SCALE: 1:500

28541

LOT 341

LOT 340

NORTH

**THE OWNERS OF THE WAVES**

**23 DALTON STREET, JURIEN**  
**STRATA PLAN 62036**

**EXTRAORDINARY GENERAL MEETING**  
**HELD ON WEDNESDAY 27<sup>TH</sup> JULY 2016**

**IN THE OFFICES OF UTOPIA FINANCIAL SERVICES**

**1. ATTENDANCE**

- Lot 1 Deborah Whiting as proxy for Lineview Holdings Pty Ltd
- Lot 2 Ian Duncan as proxy for Steven Sparkman
- Lot 3 Ian Duncan as proxy for Grafton Manor Pty Ltd
- Lot 4 Ian Duncan as proxy for Najara Ent Pty Ltd
- Lot 5 Ian Duncan as proxy for TDC Projects Pty Ltd Atf The Bullen Investment Trust
- Lot 6 Deborah Whiting as proxy for Nodwood Pty Ltd Atf Carnara Property Trust
- Lot 7 Richard Farris
- Lot 8 Ian Duncan as proxy for Candice Duncan
- Lot 9 Deborah Whiting

**1.1 APOLOGIES**

- Lot 2 Steven Sparkman
- Lot 4 Najara Ent Pty Ltd

**1.2 MANAGING AGENTS**

Adrian Spain for Perth Management Services

**1.3 QUORUM**

Adrian Spain welcomed all present and declared a quorum was achieved. The Meeting commenced at 5.30pm

**2. ELECTION OF MEETING CHAIRPERSON**

Adrian Spain called for nominations to the chair.

Moved: Debbie Whiting

Seconded: Ian Duncan

That Adrian Spain be appointed to chair this Meeting with no objections from those present.

CARRIED

### **3. SPECIAL BUSINESS**

#### **Resolution without dissent**

#### **3 (a) To approve amendment of the "dual use" application from 100% to 75% of lots.**

**75% of lots to be changed to dual use. Those units will be 21, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19 & 20. That will leave 10, 11, 12, 13 & 14 to remain zoned as tourist.**

The council has rejected the application for 100% to be dual use and we have been advised to amend our application.

Moved: Ian Duncan

Seconded: Debbie Whiting

The motion as stated was then put to the meeting to vote

For - 9

Against - 0

UNANIMOUSLY CARRIED

### **4. CLOSURE**

There being no further business to discuss, the Meeting was declared closed at 6.00pm

# Coastal Hazard Risk Management and Adaption Plan

Shire of Dandaragan

59917806



Prepared for  
Shire of Dandaragan

6 February 2018

## Contact Information

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## Document Information

Prepared for	Shire of Dandaragan
Project Name	Shire of Dandaragan
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Version	Effective Date	Description of Revision	Prepared by:	Reviewed by:
V1	13-03-2017	Internal Draft	Jo Buckee	Daniel Strickland
V2	03-11-2017	Preliminary Draft	Daniel Strickland	David van Senden
Rev A	05-11-2017	Draft (Incomplete)	Daniel Strickland	David van Senden
Rev B	17-11-2017	Draft	Daniel Strickland	David van Senden
Rev C	06-02-2018	Draft	Daniel Strickland	David van Senden

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## Executive Summary

The Shire of Dandaragan is preparing for the threats of climate change and sea level rise to the coastal settlements of Cervantes and Jurien Bay. Historically, the coastal towns were established to service fishing industry, agricultural activities, and are popular holiday destinations and retirement locations. This Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) has been prepared to provide a long term view of the potential future coastal erosion impacts to the townships of Cervants and Jurien Bay and highlight possible strategies to adapt to the changing future oceanic and coastal conditions.

Development of the Dandaragan CHRMAP has followed the requirements of Western Australian State Planning Policy No. 2.6: State Coastal Planning Policy (SPP2.6) and supporting guideline documents. Previous work had highlighted the two coastal townships within the Shire as being at risk of coastal erosion and these areas form the focus for this CHRMAP. The coastal zones of each township were divided into management units (four at Cervantes and four at Jurien Bay) with similar asset types and exposure to coastal hazards. The risk and vulnerability assesment was applied to each management unit and results highlighted the most vulnerable management unit located at Cervantes, for which more detailed assessment of adaptation options were investigated.

A range of options for addressing the challenges of coastal erosion and its effects on the coastal zone over the next decade and century have been outlined. While it is natural that local communities would prefer to protect and preserve the current features of the coastal zone, the reality is that unless some new and innovative protection methods are developed, the costs of maintaining current features will likely become prohibitively expensive at some point in the future, given current sea level rise predictions. The interim nature of protect options needs to be recognised across the community and, the potential adaption solutions optimised for social, environmental and economic (affordability) drivers.

The complex planning issues around setting the intent and establishing controls such as Special Control Areas, to either restrict development within currently developed areas and/or rezone currently undeveloped land to avoid future development, are discussed. A number of options were identified that aim to protect developed areas under imminent threat of a storm erosion event. An object of the state policy is to implement a beneficiary pays principle to apportion costs for protecting assets within defined coastal hazard areas. It is recommended that a comprehensive community and beach users engagement program be instigated to identify the key beneficiaries of any proposed protection option and its decommissioning at some future trigger, so the costs for implementation can be apportioned appropriately.

The recently released draft Planned and Managed Retreat Guidelines (WAPC, 2017) suggests the process for implementing future managed retreat may include compensation under provisions in the *Land Administration Act (1997)*. In reality, this is unlikely to occur in the Shire unless the State or Commonwealth Governments provide the majority of funding to acquire property. There is no obligation on Government to adopt a strategy that may invoke a requirement to compensate land owners for loss due to erosion. It is important to note that while the managed retreat option is recommended in this CHRMAP its future implementation will need further investigation of the implications for both Government and Private stakeholders. For Landowners who may be considering purchasing or developing lands in designated Hazard areas it is important to note that they should not assume any funds will be forthcoming to support future retreat.

A plan for implementation of recommended adaptation options over the next decade, to 2030 with a strategic view on the likely adjustments over the next century, to 2110 is outlined in the Gantt chart below.

Task Name	Start	Finish	Cost Estimate \$1,000s
<b>Planning and Development Controls Review</b>	<b>1 Jan '18</b>	<b>28 Oct '20</b>	<b>\$155</b>
Review Planning and Development Controls and Recommend Amendments as required	1 Mar '18	27 Sep '19	\$80
Amend current zone and SCA boundaries	1 May '18	31 Oct '18	\$15
Update SCA special provisions	29 Nov '18	30 Jan '19	\$20
Dandaragan LPS 7 Update and Endorsement by WAPC	17 Jan '20	30 Jun '20	\$40
<b>Monitoring</b>	<b>1 May '18</b>	<b>14 May '29</b>	<b>\$410</b>
Horizontal Shoreline Datum (Aerial Photo Analysis)	1 May '18	2 May '22	\$70
Annual Beach Profile Surveys	4 May '18	14 May '29	\$300
Post wave erosion Event (>2 yr ARI wave) Beach Profiles	11 Jan '19	17 Jan '19	\$30
Cyclone storm surge flooding Event	15 Mar '20	18 Mar '20	\$10
<b>Specialist Investigations</b>	<b>4 Feb '19</b>	<b>28 Jul '26</b>	<b>\$415</b>
Comprehensive investigation of each community and visitors be undertaken to identify beneficiaries of proposed protection areas	4 Feb '19	8 Nov '19	\$150
Investigate allowance for coastal foreshore reserve width to extend the 2110 Hazard line a sufficient distance to accommodate future relocation of foreshore assets	15 Mar '19	2 Jul '19	\$15
Assess Current and Future Sediment Budget in the Secondary Cell	1 Jul '19	30 Jun '22	\$80
Analysis of Storm Surge Inundation and Erosion event monitoring	14 May '20	5 Aug '20	\$40
Investigate Storm Surge and Coastal Processes Interactions to reassess triggers, set FFL, CHRMAP, Water Management Plans and Emergency Management Plan overlaps	25 Mar '26	28 Jul '26	\$50
Undertake economic analysis of options	17 May '20	17 Sep '20	\$80
<b>Operational</b>	<b>1 Feb '18</b>	<b>28 Apr '20</b>	<b>\$80</b>
Establish Data Management and GIS system (time series, spot levels and remote sensing) relating to shoreline monitoring and general flooding in each Township to allow identification of trends over time, and Trigger assesment	1 Feb '18	26 Mar '19	\$50
Update Asset database to incorporate end of life date to facilitate future management of assets	1 Feb '19	30 Sep '19	\$20
Notifications on property titles - Potentially affected land owners to be contacted directly	2 Jul '18	28 Apr '20	\$10
<b>CHRMAP Review and Update (2023)</b>	<b>18 Feb '22</b>	<b>30 Nov '23</b>	<b>\$210</b>
Review Hazard line estimates (S1, S2, S3 and S4)	18 Feb '22	21 Apr '22	\$25
Review Risk Assesment and Future Pathway Options	29 Apr '22	30 Jun '22	\$40
Community and Stakeholder Consultation	1 May '22	30 Jan '23	\$50
Update CHRMAP	24 Jun '22	2 Mar '23	\$80
CHRMAP 2022 Endorsement by WAPC	7 Jul '23	30 Nov '23	\$15
<b>CHRMAP Review and Update (2028)</b>	<b>1 Feb '28</b>	<b>23 Nov '29</b>	<b>\$210</b>
Review Hazard line estimates (S1, S2, S3 and S4)	1 Feb '28	27 Mar '28	\$25
Review Risk Assesment and Future Pathway Options	1 May '28	1 Nov '28	\$40
Community and Stakeholder Consultation	1 Feb '28	9 Oct '28	\$50
Update CHRMAP	10 Jul '28	16 Mar '29	\$80
CHRMAP 2027 Endorsement by WAPC	23 Jul '29	23 Nov '29	\$15

## Abbreviations and Acronyms

Abbreviation	Description
<b>AEP</b>	Annual Exceedance Probability
<b>ARI</b>	Average Recurrence Interval
<b>AS</b>	Australian Standard
<b>CHRMAP</b>	Coastal Hazard Risk Management and Adaption Plan
<b>DoP</b>	Department of Planning (now part of DoPLH)
<b>DoPLH</b>	Department of Planning, Lands and Heritage
<b>DoT</b>	WA Department of Transport
<b>HSD</b>	Horizontal Shoreline Datum (see SPP2.6)
<b>IPCC</b>	International Panel on Climate Change
<b>LAA</b>	Land Administration Act
<b>LGA</b>	Local Government Area
<b>LIDAR</b>	Light detection and ranging
<b>LPS</b>	Local Planning Strategy
<b>MCA</b>	Multi-criteria analysis
<b>MRA</b>	M P Rogers and Associates
<b>MSL</b>	Mean sea level
<b>NACC</b>	Northern Agricultural Catchments Council
<b>SCA</b>	Special Control Area
<b>SLR</b>	Sea Level Rise
<b>SPP</b>	State Planning Policy
<b>SPP2.6</b>	State Planning Policy No 2.6: State Coastal Planning Policy (2013)
<b>The Shire</b>	Shire of Gingin
<b>WA</b>	Western Australia
<b>WAPC</b>	Western Australian Planning Commission
<b>Wheatbelt PIF</b>	<i>Wheatbelt Planning and Infrastructure Framework 2015</i>



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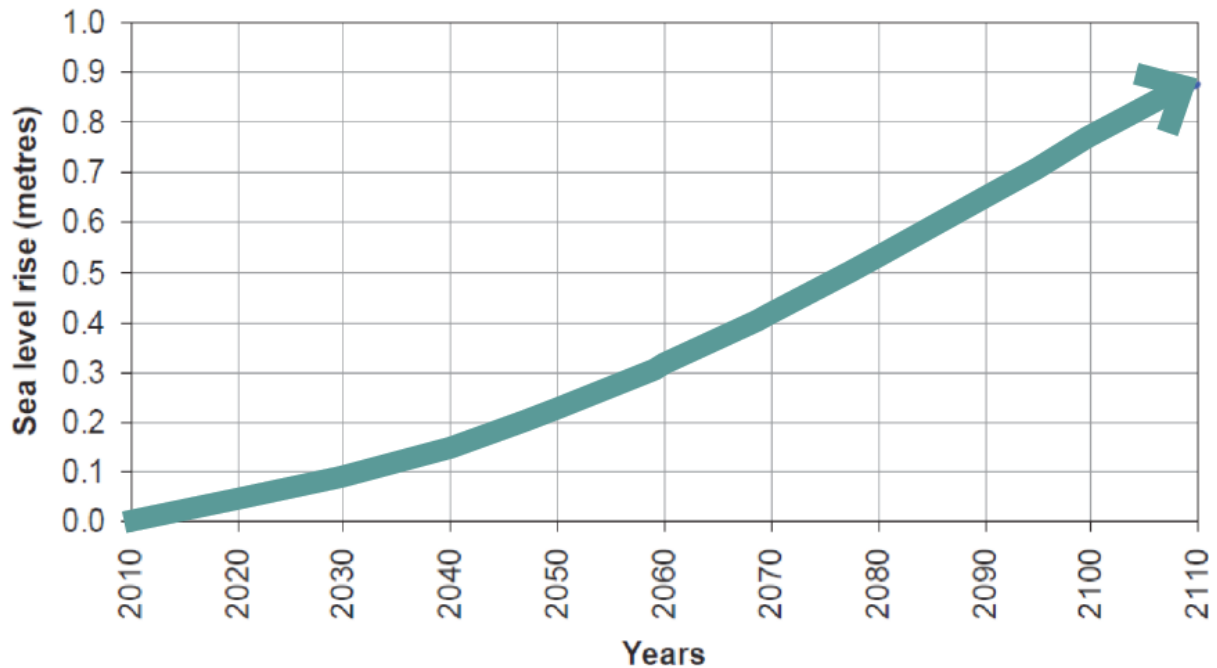
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# 1 INTRODUCTION

## 1.1 Purpose

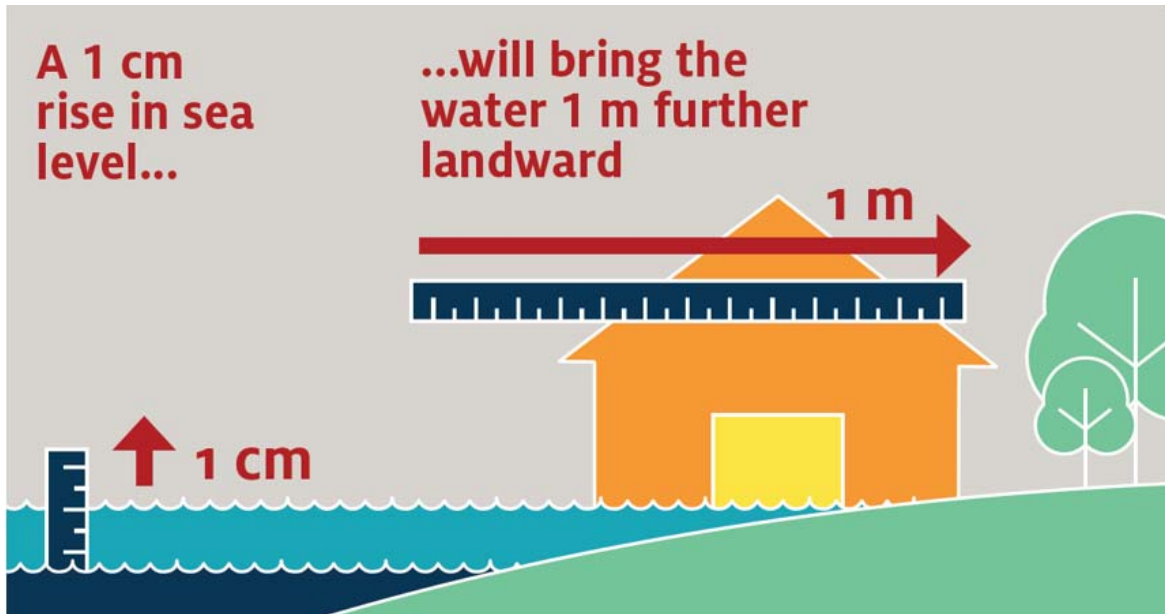
Globally, mean sea level (MSL) has risen since the nineteenth century and is predicted to continue to rise, at an increasing rate, through the twenty first century (Intergovernmental Panel on Climate Change [IPCC], 2014), bringing changes to the Western Australian (WA) coastline over the coming decades. To prepare for sea level rise (SLR) induced coastal hazards, such as coastal erosion and inundation, all levels of government are putting processes in place to ensure that communities understand the risks to values and assets on the coast, and to plan to adapt over time.

Changes to MSL over the past century have been observed for the coastline between Fremantle and Jurien Bay. *Sea Level Change in Western Australia – Application to Coastal Planning* (DoT, 2010) reviews information relating to SLR at a local scale and recommends an allowance for SLR be adopted for planning purposes. The WA State Government revised the State Planning Policy (SPP2.6) in 2013 to incorporate the projected SLR for WA of 0.9 m between 2010 and 2110 (**Figure 1-1**).



**Figure 1-1 Recommended allowance for SLR in coastal planning for WA (source: DoT, 2010)**

Dandaragan’s coastline is low lying and sandy, featuring coastal dunes, nearshore reefs and islands, seagrass meadows, fishing stocks and rare vegetation communities. Eliot et al. (2012) identifies that the coastline of the Hill Primary Coastal Compartment (Guilderton to Jurien Bay) features low lying sandy coastal landforms, that were identified as being at risk to the impacts of coastal processes (Eliot et al., 2012) and hence, the town sites located on these landforms are vulnerable to changing coastal processes as sea level rises. Coastal processes include a complex set of interactions between atmosphere (climate change) and ocean scale phenomena that interact with the coastal landforms resulting changes to beach shape and form. These processes are often summarised as coastal erosion events associated with short-lived intense storms, shoreline recession associated with climate change-induced sea level rise and oceanic extreme water level events that cause flooding of the coastal areas by sea water. For sandy coastlines, increases in local MSL generally result in shoreline recession, with a “rule of thumb” often used, that a 1 cm rise will result in 1 m of landward recession of the shoreline (**Figure 1-2**; CoastAdapt, 2017).



**Figure 1-2 Influence of sea level rise on coastal erosion (source: CoastAdapt, 2017)**

Development of this Coastal Hazard Risk Management and Adaption Plan (CHRMAP) is being undertaken by Cardno on behalf of the Shire of Dandaragan (hereafter called 'the Shire') to identify risks and plan adaptation responses to natural variability and the expected impacts of SLR for the Shire's coastline.

The purpose of the CHRMAP is to:

- > Ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;
- > Guide 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.

This CHRMAP focuses on the impacts of coastal erosion and shoreline recession processes while the impacts of coastal inundation caused by high sea level events associated with, for example, cyclones tracking down the west coast will be addressed by the Shire in future.

## 1.2 Overview of the CHRMAP Process

The key policy governing coastal planning in WA is the *State Planning Policy No. 2.6: State Coastal Planning Policy* (Western Australian Planning Commission [WAPC], 2013a) (herein referred to as 'SPP2.6'). The SPP2.6 policy recommends that management authorities develop a CHRMAP using a risk mitigation approach to planning, that identifies the hazards associated with existing and future development in the coastal zone. SPP2.6 (WAPC 2013a) and the SPP2.6 Guidelines (WAPC 2013b) contain prescriptive details, for example in relation to scales of assessment, storm event types and sea-level rise allowances.

The WAPC (2014a) has also developed the *Coastal hazard risk management and adaptation planning guidelines* which are less prescriptive, but are aimed to ensure that planning is carried out using a risk based approach with due regard to stakeholder engagement, community consultation and education, and that a full range of adaptation options is considered. An overview of the CHRMAP process is shown in **Figure 1-3**.

Coastal planning in accordance with SPP2.6 also needs to take into consideration the requirements of other planning policies, including *Statement of Planning Policy No. 2: Environment and Natural Resources Policy* (WAPC, 2003) and *Statement of Planning Policy No. 3: Urban Growth and Settlement* (WAPC, 2006).

## 1.3 Guiding Principles and Concepts

Underlying the CHRMAP process are a number of guiding principles and concepts that are fundamental to understanding the purpose and outcomes of the process.

### 1.3.1 Equity

Equity is a concept that is central to the purpose of the CHRMAP process. Australia's coastline is highly valued by the community as a public asset, with stakeholders ranging from individual property owners adjacent to the coast, to all levels of government, ratepayers within the local government area (LGA), taxpayers in general and users both within and outside of jurisdictional boundaries.

Responsibility for coastal planning lies with both the State and Local Governments, and in making decisions these authorities need to consider equity of access, equity of enjoyment and equity in terms of who benefits, who pays and the allocation of public resources.

Equity is also relevant to considerations about how a protection structure (for example a groyne) might impact on coastal processes. Protection structures may exacerbate erosion immediately adjacent to the structure, and limit sediment availability for maintaining beaches and community values some distance from the protected area. Protection structures can also result in significant impacts to coastal ecosystems, well beyond the local area in which the structures are installed (Gittman et al., 2016). Coastal protection creates beneficiaries (those who are protected from hazards) and potentially creates disadvantage to others who may be considered to be affected parties. In this regard, coastal management has similarities to the management of water rights, if one user takes all the water upstream and leaves none for downstream users then this is not considered fair and equitable. In a future of eroding coastlines due to SLR, sand can be a valuable commodity. The challenge is to ensure that planning and management is as transparent and equitable as possible.



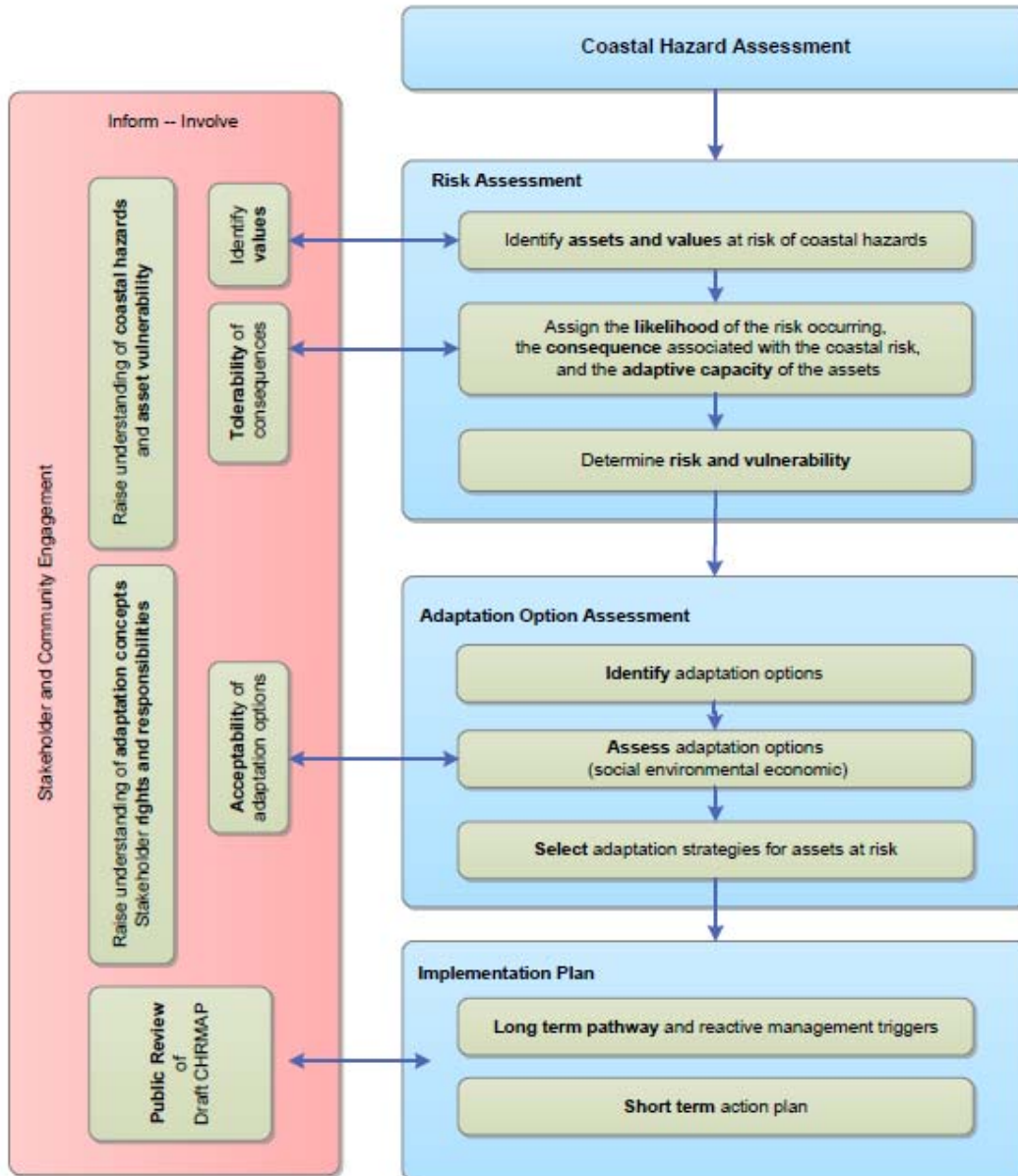


Figure 1-3 CHRMAP methodology flow chart (adapted from the CHRMAP Guidelines (WAPC, 2014a))

### 1.3.2 Coastal Foreshore Reservation

The coastal foreshore provides beach access, public space for recreation and conservation, is a tourist attraction and provides habitat for native flora and fauna. Importantly, it can also provide a buffer to protect built assets, such as buildings and infrastructure, from coastal hazards.

SPP2.6 Schedule One provides guidance for calculating the component of the coastal foreshore reserve required to allow for coastal processes, to be contained in an appropriate coastal foreshore reserve (determined in accordance with SPP2.6 Clause 5.9) of greater width. This should ensure that, at the end of the planning timeframe, a coastal foreshore reserve is still present and not exposed to the adverse impacts of erosion and inundation. It is behind this reserve that development is able to be considered. Having said this, Schedule One also contains Clause 7 – Variations that outlines specific instances where certain types of



development may be considered appropriate to locate within a coastal foreshore reserve, regardless of the allowance for physical coastal processes.

The allowance for physical processes is based on the 100 year hazard line, determined in accordance with SPP2.6. In addition to the allowance for physical processes, such as erosion, the foreshore reserve includes land allocation for maintaining the values, functions and equitable use of the coast over the 100 year planning timeframe (see **Figure 1-4**).

Permanent and easy public access to the beach and coastal foreshore reserves is a fundamental coastal planning objective. The coast and coastal foreshore reserves are public assets which should not, now or in the future, become the exclusive domain of private landowners by virtue of the erosion of coastal reserves or other coastal processes. Coastal reserves should be wide enough to perform recreation and/or conservation functions (according to the reasons for their initial designation) even if they are affected by coastal erosion or diminution due to SLR.



**Figure 1-4 Coastal foreshore reserve – sandy coast example (source: WAPC, 2013b)**

### 1.3.3 Rights and Responsibilities

In WA, landowners own the rights to develop and use land as granted by land use regulations; they do not own the land itself. There is no law requiring the government (at any level) to provide protection of private property from natural hazards, nor compensation when land is lost to the sea. There are, however, several laws that allow the intervention of governments to enforce eviction if private property becomes uninhabitable, or removal of property if it constitutes a public risk. In the event of coastal erosion causing a property to “fall into the sea”, and the land to disappear below the high water mark, the loss is to be borne by the property owner.

Nonetheless, it is the aim of all levels of government to protect the interests of all Australians, and the CHRMAP process ultimately intends to minimise risks and maximise beneficial use of the coast from an economic, social and environmental perspective. Mechanisms for managed retreat may require public expenditure and in some instances, where public good can also be demonstrated, protection may also be publicly funded. Where the benefits of a particular coastal protection measure are limited to private beneficiaries, there is an expectation that the cost will be borne by those beneficiaries under the “user pays” principle.

### 1.3.4 Hazards and Risks

A hazard is a potential source of harm or adverse impact. Sea level rise is predicted to result in hazardous erosion and coastal inundation along the Dandaragan coastline. Coastal erosion and inundation hazards are calculated in accordance with SPP2.6 and may be used to identify assets and values at risk of coastal hazards (see **Figure 1-3**). This current CHRMAP focuses on coastal erosion hazards. Hazards associated with coastal inundation will be included in future CHRMAP reviews and updates, as resources to carry out these assessments become available.

Details of relevant coastal hazard assessments are provided in the Coastal Erosion Hazard Assessment Reports (MP Rogers and Associates [MRA], 2016 and GHD, 2015). Key outcomes are summarised in **Section 2**, and hazard maps derived from these reports are presented in **Appendix A**.

Risk is defined as a hazardous event or circumstance and the consequences that may flow from it. Risk is measured in terms of a combination of the likelihood of a hazard occurring and the consequence of that hazard occurring (likelihood and consequence) (see **Section 2.8.1**).

### **1.3.5 Assets and Values**

An asset is defined as a useful or valuable entity. In the current CHRMAP, assets include:

- > Natural features such as beaches and native vegetation;
- > Approved buildings and other structures (houses, sheds, shade structures);
- > Infrastructure such as fences, lighting, water and sewerage;
- > Roads, paths and walkways; and
- > Coastal structures, such as jetties, boat ramps, seawalls and groynes.

As defined in *Climate change adaptation for settlements and infrastructure – A risk based approach* (AS 5334-2013) an asset's value can be tangible or intangible, financial or non-financial. Examples of non-tangible assets include ecological function and coastal views. The value of an asset includes consideration of risks and liabilities, and can be positive or negative at different stages of the asset's life. Economic assets can be further categorised as public or private.

Values in the context of the CHRMAP further encompass the economic, social (including heritage) and environmental values of the coastal area.

### **1.3.6 Adaptive Capacity**

Adaptation is defined by SPP2.6 as:

*“an adjustment in natural or human systems in response to actual or expected stimuli or their effects, which moderates harm or exploits beneficial opportunities. Adaptation is the means for maximising the gains and minimising the losses associated with coastal hazards over the planning timeframe.”*

WAPC (2014a) further defines adaptive capacity as reflecting the ability of an asset to change in a way that makes it better equipped to deal with external influences (for example coastal climate change impacts).

In this CHRMAP, adaptive capacity has also been assessed in relation to the ease with which an asset can be modified to reduce risk (for example raising the height of a seawall) or relocated (for example moving a wooden walkway inland).

### **1.3.7 Vulnerability**

Vulnerability has a specific meaning in the context of risk-based approaches to climate change adaptations, in accordance with Australian Standards (AS 5334-2013) and SPP2.6, which defines vulnerability as:

*“the degree to which a system is susceptible to, or unable to cope with, adverse effects of climate change, including climate variability and extremes. Vulnerability is a function of the character, magnitude, and rate of climate change and variation to which a system is exposed, its sensitivity, and its adaptive capacity. Systems that are highly exposed, sensitive and less able to adapt are vulnerable”*

This report uses vulnerability as the final outcome of the risk assessment process, combining likelihood and consequence of hazards with the adaptive capacity of assets in a stepwise process (see the 'Risk Assessment' component of **Figure 1-3**).

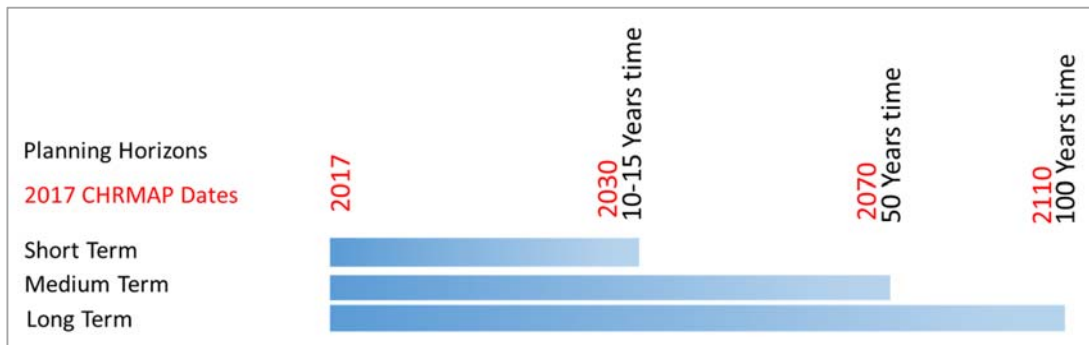
### **1.3.8 Temporal scales**

Coastal hazard assessment and management needs to consider a number of different timeframes (**Figure 1-5**). SPP2.6 specifies the need for identifying risks and extending planning considerations out to a one hundred year planning horizon (also described as 'long term' in this report). Practical planning for implementation, from

the Shire's point of view, requires a focus on the 'immediate term' (the next 5 years), and the 'short term' (up to the 2030 planning timeframe). 'Medium term' is also used throughout this report to refer to the period up to the 2070 planning timeframe.

The need for identifying potential long term risks is important to ensure that these risks are taken into consideration in the Shire's asset management strategy and statutory planning framework. The long term perspective is also important for management of community expectations and gives potentially impacted stakeholders prior notice of the associated hazards.

This CHRMAP includes an assessment of immediate to long term vulnerability of coastal assets, associated with predicted sea level rise. Long term adaptation pathways have been developed for all areas of the coast being assessed, as required by SPP2.6. Short term implementation plans have also been developed, focusing on areas where assets have been assessed as vulnerable by the 2030 planning timeframe. These short term implementation plans are designed such that they do not prevent the long term pathway from being realised.



**Figure 1-5 Coastal planning timeframes used in this report.**

### 1.3.9 Spatial scales

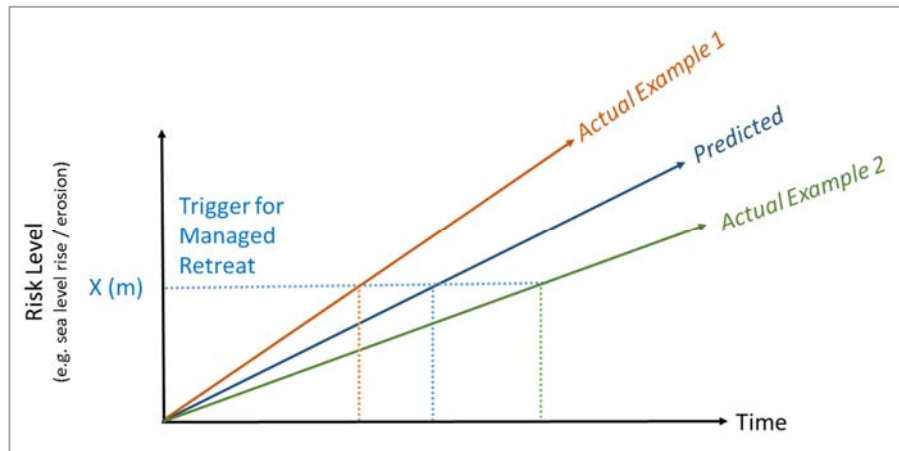
In accordance with SPP2.6, the coastal hazards along the Shire's coastal zone have been identified at a coastal sediment cell scale (MRA, 2016; GHD, 2015). The policy requires assessment at this scale to account for the impact of existing controls and future management techniques on areas of the coast that are away from the direct area of interest (a common example of this is erosion down-current of a groyne or marina). For more information on the classification of coastal sediment cells, and their function, within the Shire see Stul et al., 2014.

Using the hard lines derived for the broader sediment cell scale, this CHRMAP then looks at finer spatial scales to assess the vulnerability of assets and to simplify management planning. 'Management units' have been defined based on the physical attributes of the coast. Within each management unit assets are considered individually or grouped according to the type of asset and in consideration of current land use. The risks and vulnerability of individual or groups of assets within each management unit have then been assessed.

### 1.3.10 Adaptive Management

'Adaptive management' is a term given to a structured, iterative process of robust decision making in the face of uncertainty (Allan & Stankey 2009). In the context of this CHRMAP, it allows for predictions of coastal hazards and the development of long term planning pathways to mitigate against risks, while at the same time acknowledging that predictions are likely to change over time. Management pathways have been developed based on predictions of present and future coastal erosion hazards, but implementation of management techniques should be driven by appropriate triggers (**Figure 1-6**). This approach ensures the timing of management (or changes in management) is appropriate to the actual sea level rise effects as and when they occur in the future (for example, if shoreline retreat is occurring faster than predicted, the management action to retreat may be implemented earlier than previously predicted).

The CHRMAP, therefore, recommends appropriate triggers to guide management. Monitoring programs are also recommended to identify when triggers have been reached, and to validate the current predictions of shoreline recession and the extent of coastal erosion hazards. Recommendations for further investigation and review are also made to better inform the refinement of management pathways in the future.

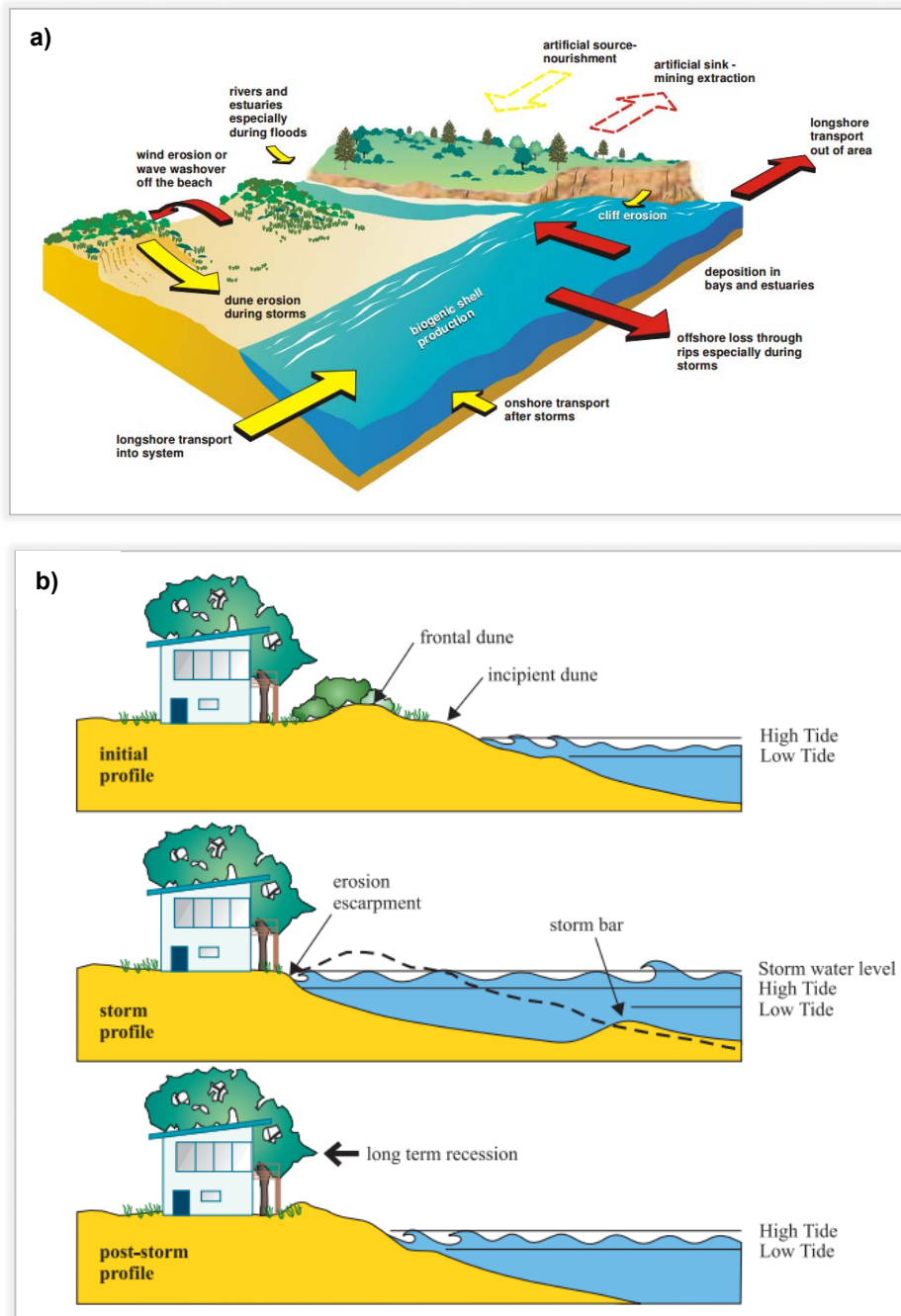


**Figure 1-6 Conceptual timing for managed retreat in relation to predicted coastal hazards**

## 1.4 Key Coastal Processes Concepts

A basic understanding of coastal processes is important for understanding the issues and constraints associated with managing the hazards of sea level rise and coastal erosion. **Figure 1-7 a)** illustrates the multiple processes involved in adding (accretion; yellow) and removing (erosion; red) sediment from the shoreline. The size of the arrows broadly represent the volume of sediment movement involved in each process. **Figure 1-7 b)** shows how a storm can remove sediment from the beach and reshape the shoreline profile, due to a combination of elevated water level and wave action. As mean sea level increases, storms can have a greater inland 'reach' and less of the removed sediment returns to the beach, leading to long term recession.

A key step in the coastal hazard identification is the definition of a horizontal shoreline datum (HSD) along the coastline, which "should define the active limit of the shoreline under storm activity" (WAPC, 2013a). Effectively the HSD is the shoreline at a particular point in time that can then be used as a bench mark or reference for assessing historic and future potential shoreline movement. For the Shire's predominantly sandy coastline, this has generally been determined from the 2012 LIDAR survey data as the point of intersection of the local peak still water level (determined at each town) with the beach/foredune surface level profile. This point is typically close to the seaward margin of coastal vegetation at the time of assessment (see MRA, 2016 and GHD, 2015). The HSD is the bench mark from which the extent of coastal hazards, at each planning timeframe, is measured. The HSD presented in hazard mapping for this CHRMAP has been defined for the 'present day' at the time that each coastal hazard assessment was undertaken (generally based on the 2012 LIDAR survey information). The HSD is constantly moving and its position, relative to assets and future monitoring of the shoreline position and determination a future HSD, is one of the key triggers for implementing management responses. It must be noted that future revisions of this CHRMAP will be based on new information, and the HSD and hazard lines will be recalculated accordingly.



**Figure 1-7 Conceptual representation of key coastal erosion concepts; a) sediment transport processes and b) long term beach recession due to permanent sand loss (source: NSW Department of Land and Water Conservation, 2001)**

## 1.5 Previous Assessments

In 2012 the WA Department of Planning commissioned the study *The Coast of the Shires of Gingin and Dandaragan (WA): Geology, Geomorphology and Vulnerability* (Eliot et al, 2012). This study assessed the sensitivity and exposure of coastal landforms from Guilderton to North Head (north of Jurien Bay) and identified that all town sites along this stretch of coast are located on landforms that have a moderate or moderate to high vulnerability to changing coastal processes (winds, tides, currents, waves and sea levels). The study recommended detailed investigations to identify the potential extent of long term coastal erosion and inundation at priority locations.

In 2013 the Shire partnered with the Shire of Gingin and the Northern Agricultural Catchments Council (NACC) to identify the range of data and information required to undertake coastal hazard assessments at the priority locations outlined in the *Hill Primary Coastal Compartment Information and Data Gap Analysis* (Danese, 2013).

In 2014, in accordance with the recommendations made by Danese (2013), the Shire partnered with the Shire of Gingin, the NACC and the WA Department of Transport to undertake a preliminary assessment of coastal hazards at each town site in the study area. The preliminary findings of the assessment identified that:

1. Adaptation planning for coastal erosion is a priority at Seabird, Ledge Point, Lancelin, Cervantes and Jurien Bay town centre. Guilderton and South Jurien Bay (from Island Point south) were identified as low priority areas, mainly due to the relatively large coastal setback distance between the high water mark and built assets at these locations and, therefore, lack of a short term threat from coastal erosion;
2. Adaptation planning for coastal inundation is a priority at Lancelin, Cervantes and Jurien Bay. This is mainly due to the low lying nature of, and proximity of assets to, the shoreline at these locations;
3. Adaptation planning for coastal inundation at Guilderton requires a detailed investigation of the combined effects of inundation from the ocean and inland rainfall events, due to Guilderton's location on the Moore River estuary.

This current 2017 CHRMAP addresses the first of these recommendations with a focus on the areas identified at risk from coastal erosion hazards.

## 1.6 CHRMAP Format

This document has been designed to inform the community and provide direction to the Shire for planning for climate change induced coastal erosion risks facing the coastal townships of the Dandaragan Shire. An overview of the CHRMAP process and how it has been covered in the structure of this document is provided in **Figure 1-8**. The structure of the document also allows for the information base and planning context of individual assets or groups of assets to be separated from the main document with Appendices formatted as separate sheets provided for each of the coastal assets. The Appendices are as follows:

- > **Appendix A** – Hazard Maps by Management Unit
- > **Appendix B** – Value Maps
- > **Appendix C** – Asset Information for each of the Management Units
- > **Appendix D** – Technical Note on Risk Assessment Methods
- > **Appendix E** – Risk Assessment Ratings and Results
- > **Appendix F** – Multi-Criteria Analysis Results
- > **Appendix G** – Multi-Criteria Analysis Summary
- > **Appendix H** – Planning Controls Discussion
- > **Appendix I** – Long Term Pathways



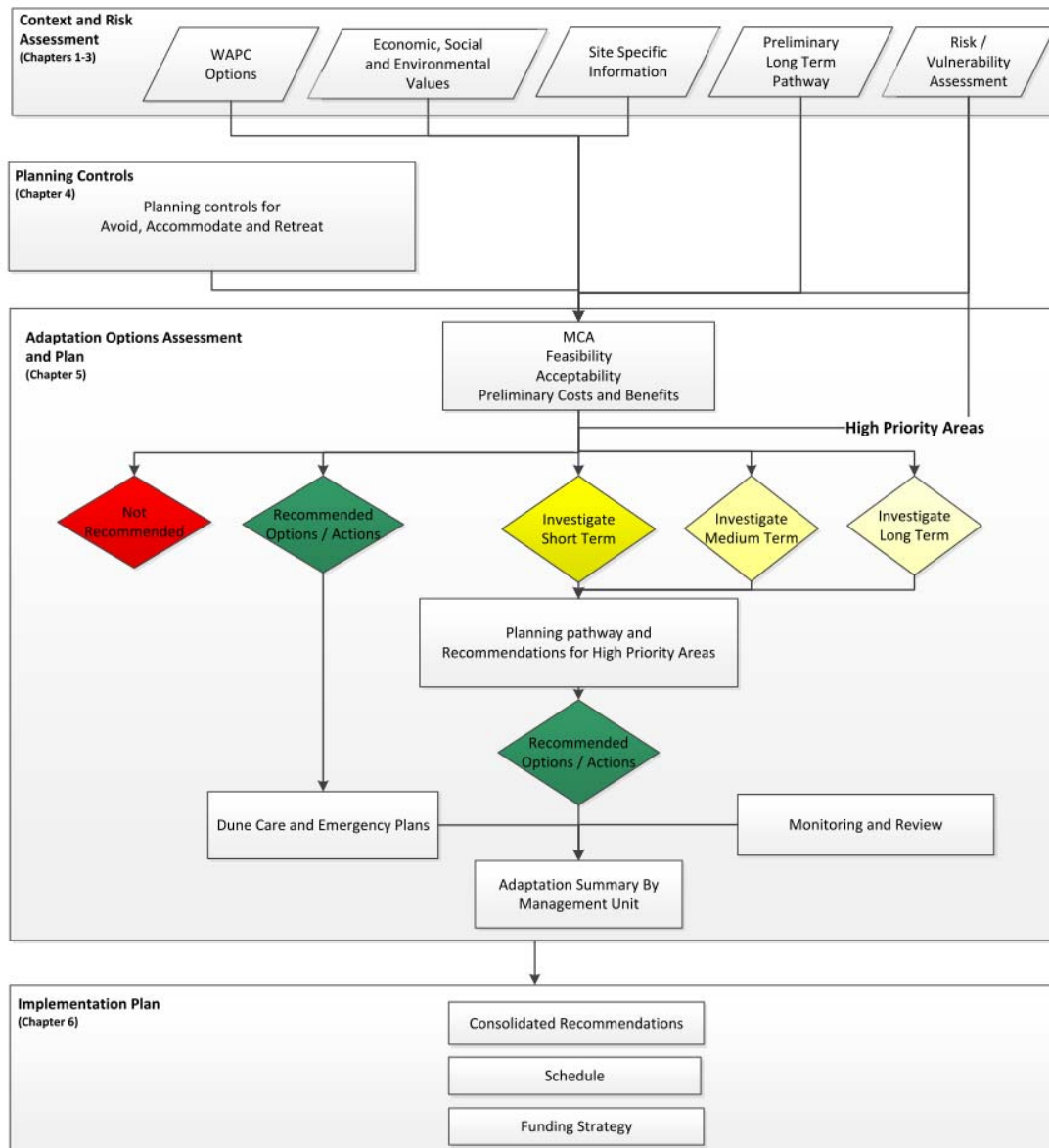


Figure 1-8 Overview of the CHRMAP process and its relationship to the chapters in this document.

## 2 ESTABLISHING THE CONTEXT

### 2.1 Shire of Dandaragan

The Shire of Dandaragan is located approximately 200 kilometres north of Perth. There are four townships within the Shire; the inland towns of Badgingarra and Dandaragan, and coastal towns of Jurien Bay and Cervantes (**Figure 1-2**).

The Shire of Dandaragan has an approximate population of 3,325. The major townships of Jurien Bay and Cervantes have estimated populations of 1,500 and 545 respectively (Shire of Dandaragan, 2016). The coastal areas encounter a large influx of people during the summer months and holiday periods, with the local population rising to approximately 4500-5000.

Mining is the largest industry sector in terms of gross value added to the local economy, however the agricultural, farming and fishing sectors are the major employers in the region. Tourism and hospitality have shown the fastest employment growth rates, but remain subject to the seasonal influx of the holiday periods (Shire of Dandaragan, 2016).

This CHRMAP focuses on the coastal zones within the existing gazetted town sites including future development areas, where the services from human-made and natural assets provide key social, economic and environmental values to the community. Coastal areas outside of the towns may also be exposed to the potential impacts of coastal hazards. Any future development outside of the study areas should avoid potential coastal hazards. The absence of human-made assets in these locations is likely to allow for the natural adaptation of the coastline to sea level rise. A brief description of each of the townships is provided in the following two sub-sections and a summary of their key attributes is presented in **Table 2-1** and the coastal management units boundaries and zoning of properties located seaward of the 2110 Hazard Line are presented in the maps shown in **Appendix A**.

**Table 2-1 CHRMAP location key attributes**

CHRMAP Area	Number of Ratepayers <sup>1</sup>	Estimate Number of Residents <sup>#</sup>	Approximate coastline length assessed (km)	Number of Management Units
Jurien Bay	487	1500	5.5	4
Cervantes	990	545	3.7	4

<sup>1</sup>Estimated as the number of improved blocks, <sup>#</sup>Estimated



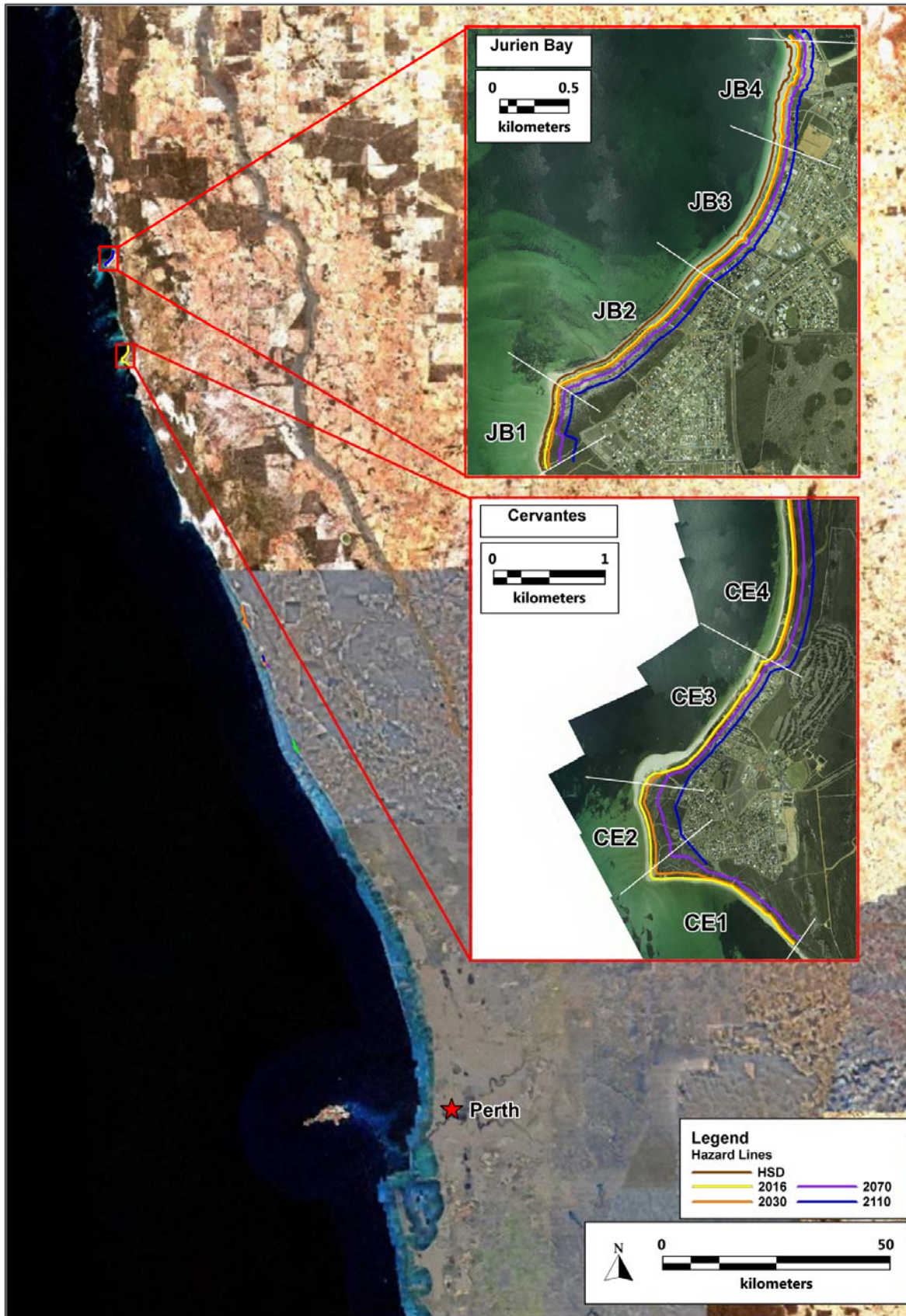


Figure 2-1 CHRMAP location map, townships and management unit boundaries

## 2.2 Cervantes

The township of Cervantes is located approximately 200 km north of Perth (**Figure 2-1**) and was gazetted in 1963. It is a regional centre that services the State's crayfishing industry. Tourism is also important for the town, located nearby the Pinnacles in Nambung National Park, and the saline Lake Thetis, which contains Stromatolites. The local population is around 550 (**Table 2-1**).

The townsite is located on a prominent sand foreland, called Thirsty Point (**Figure 2-2**), which protrudes over one km seaward from the general shoreline alignment and is situated in the lee of shallow offshore reefs (Short, 2006). Cervantes has a line of reef and the Cervantes Islands offshore, running parallel to the general shoreline alignment. These formations provide protection from wave energy to the Cervantes townsite. Sandy cusped forelands, such as Thirsty Point, often form in the lee of such offshore reefs and islands and it is quite common for the shorelines of these forelands to move over decadal time scales. Historical shoreline movement plots indicate that the shoreline of the Cervantes cusped foreland has changed substantially since 1943 (MRA, 2016).

Cervantes is located at the boundary between coastal sediment cells 25 and 26, both of which were assessed as having moderate vulnerability by Eliot et al (2012). Broad scale geological mapping covering the Cervantes townsite indicates Coastal Limestone may be present along the coast in this area; however, no rock was visible on the beach or in the dunes during a site visit undertaken in December 2015 (MRA, 2016). In the absence of detailed geotechnical information, the Cervantes area was classified as a sandy coast for the purpose of coastal hazard assessment (MRA, 2016).

Several man made coastal structures are present along the town's shoreline. A groyne was constructed at the northern end of the Cervantes townsite in 1992. A seawall was constructed in front of the Cray Fish Factory, and a jetty abutment was constructed approximately 100m south of the Cray Fish Factory (MRA, 2016).

The hazard assessment extended along approximately six km of the town's shoreline, and for risk assessment and adaptation planning purposes, the CHRMAP has divided this area into four management units (**Figure 2-1**).



**Figure 2-2** Photographs of Cervantes coastline and jetty (source: NAA and DoT)



### 2.3 Jurien Bay

The township of Jurien Bay is located approximately 250 km north of the Perth Metropolitan area (**Figure 2-1**). It has an estimated population of around 1500 (**Table 2-1**). The first settlement was established in the mid-1850s and a jetty was constructed in 1885–87 due to the success of pastoralism at the time. The townsite was gazetted in 1956 (Landgate, 2017). It is a regional centre that has experienced substantial population growth in recent decades.

Island Point in Jurien Bay is a cusped foreland (**Figure 2-3**) that has formed in the lee of a chain of submerged reefs and island chains consisting of Escape, Whitlock, and Boulanger Islands (GHD, 2015). The long-term stability of the geomorphic landform at Island Point is dependent upon the stability provided by this island chain and the ongoing supply of sand that originates from the lee of these islands as ‘sand slugs’, which are currently connected to the accretion of the northern side of Island Point (GHD, 2015). Jurien Bay was identified as being located at the boundary between sediment cells 29 and 30, which were assessed as having moderate-high and moderate vulnerability, respectively, by Eliot et al (2102).

Coastal structures in the area include a curved jetty in management area JB3 and the Jurien Bay Marina, located at the northern boundary of the study area.

The hazard assessment extended along approximately four km of the town’s shoreline, and for risk assessment and adaptation planning purposes, the CHRMAP has divided this area into four management units (**Figure 2-1**). The southern boundary of the study area is located at Island Point. Development within the coastal zone extends some 1.5 km south-east of Island Pt, including the recent development within about 200 m of the shore which is not included in this CHRMAP.



**Figure 2-3** Aerial view of Jurien Bay (source: Jurien Bay Holiday, <http://www.jurienbayholidays.com/>)

## 2.4 Stakeholder and Community Engagement

### 2.4.1 Objectives

Community and stakeholder engagement is an important element of the CHRMAP process, as depicted in **Figure 1-3**. It is necessary to identify the values provided by the study area, to determine the tolerability of risks and to assess the acceptability of adaptation options designed to preserve the area's value.

The objectives of the community and stakeholder engagement process include:

- > To inform the community about the extent of potential coastal hazards, adaptation strategies available to respond to those hazards and the need for flexibility in response to future environmental, social and economic changes;
- > To explain the State and local governments' responsibilities and capacity to respond to potential coastal hazards;
- > To explain the benefits and challenges of each adaptation strategy, in terms of the meaning for residents and landowners, as well as the broader community;
- > To provide community members with multiple opportunities to provide input into proposed adaptation strategies, and to offer alternative strategies or to voice questions and concerns;
- > To receive and document feedback and concerns regarding each adaptation strategy from community members and affected residents and landowners; and
- > To report on the feedback, including analysis that highlights the level of community understanding, the principal concerns and preferences concerning the proposed adaptation strategies and funding mechanisms, and preferred methods of continued community engagement.

### 2.4.2 Methods

Since 2012, the Shire has worked closely with the Shire of Gingin, the NACC, State Government agencies, coastal specialists and the local community to investigate the hazards and risks to the Shire's coastline, and to develop strategies for adapting to them. In 2013 and 2014 the Shire provided opportunities for the community and stakeholder groups to learn about the Shire's CHRMAP process through workshops with government agencies and public information sessions. Error! Reference source not found. lists the key stakeholders that have been identified and engaged throughout the engagement process.

Stakeholder and community engagement undertaken for this CHRMAP has focused on capturing the coastal values of the community, informing the public about coastal hazards and the CHRMAP process, and gauging attitudes towards various adaptation options. A community engagement session was facilitated by the Shire in Jurien Bay on the 27<sup>th</sup> of May 2017 (**Figure 2-4**). This was followed by an online survey that was conducted in June 2017.



**Figure 2-4** Community engagement session at Jurien Bay in May 2017.

## 2.5 Social and Environmental Values

An ecosystems services approach has been used to identify the natural and social values of the coast (**Figure 2-5**). The results of recent community engagement highlighted the strong sentiment regarding the natural values of the beach. Respondents sometimes struggled to find words to describe the importance of the beach to them and their sense of health and wellbeing. When asked if there were any other values the coast provided them, an example answer was:

*“Yes too many to list, e g aesthetics, relaxing, peacefulness, regeneration, good sources for juvenile aquatic animals, space for all animals including those pesky humans, preservation for, & adaptability for climate variability”*

It is difficult to place an economic value on natural coastal assets such as the beach and dune systems. Identifying the value of natural assets through community engagement, and maintaining a focus on these values throughout the CHRMAP process is critical to its success. Maps showing social, cultural and environmental values for the CHRMAP study areas are provided in **Appendix B**. The maps provide a broad indication of threatened ecological communities, rare and endangered flora and fauna potentially present (noting that, as required by government agencies, the locations are only approximate to within the Management Unit).

While the results of the surveys are discussed in the following **Section 2.6** the general sentiment of the community may be summarised as follows:

- Strong disagreement that protection of private property should be prioritised over preservation of beaches,
- Strong support for relocation of assets and let nature take its course,
- Strong support for limiting intensity of development in hazard areas, and
- Strong support for informing landholders of hazard risk.



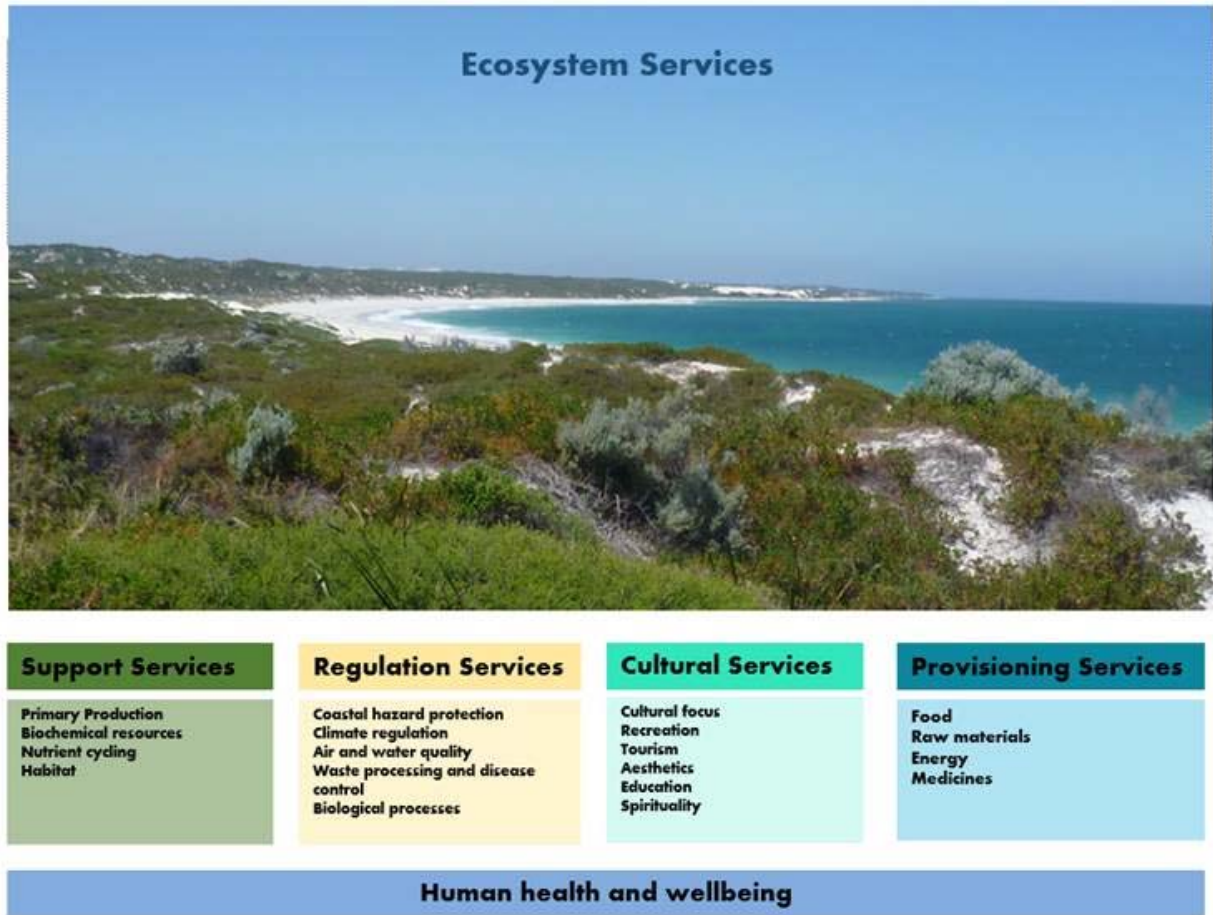


Figure 2-5 Ecosystem services approach to defining coastal values

## 2.6 Survey Results

### 2.6.1 Context

The coastal values survey was completed by 69 respondents. Contextual information results from the online survey are provided in **Figure 2-6**. The results show that more than 50% of respondents visit the beach on a daily or weekly basis, with the most common answer for which beach is visited being “Jurien Bay Main Beach”. Indicative beach usage by management unit based on the survey results is proved in **Table 2-2**.

Most respondents believed they either have some idea of the causes of coastal erosion (35%) or considered themselves to be well informed (35%). The majority of respondents (70%) had viewed the hazard maps, but there was moderate to high level of concern (33% very concerned and 43% somewhat concerned) about the coastal erosion.

The largest group of respondents were aged between 60 – 75, but other age groups were also well represented with around 20% aged from 30 – 30 and a further 25% aged 50 – 59. More than 10 % were aged less than 20, which suggests that the survey captured the sentiments of a wide demographic. Around 65% of respondents were landowners in the Shire, but a majority did not live in areas identified as being vulnerable to coastal erosion.

Of the 58 respondents who provided their postcode, 64% lived in Jurien Bay (6516) and 19% in Cervantes (6511). The majority of the remaining 17% of respondents were from outside the Dandaragan LGA. The inland area of Badgingarra (6521) had a total of three respondents. The concentration of response from the coastal areas being investigated within the Dandaragan LGA should be noted in interpreting the results of this

community engagement. It should also be considered prior to any funding for coastal management being sought from ratepayers in areas underrepresented in this community engagement process.

**Table 2-2 Indicative beach usage by management unit based on survey results**

Seabird		Ledge Point	
Management Unit	Number	Management Unit	Number
Cervantes 1 (CE1)	13	Jurien Bay 1 (JB1)	11
Cervantes 2 (CE2)	7	Jurien Bay 2 (JB2)	13
Cervantes 3 (CE3)	11	Jurien Bay 3 (JB3)	40
Cervantes 4 (CE4)	1	Jurien Bay 4 (JB4)	11

### 2.6.2 Coastal Values

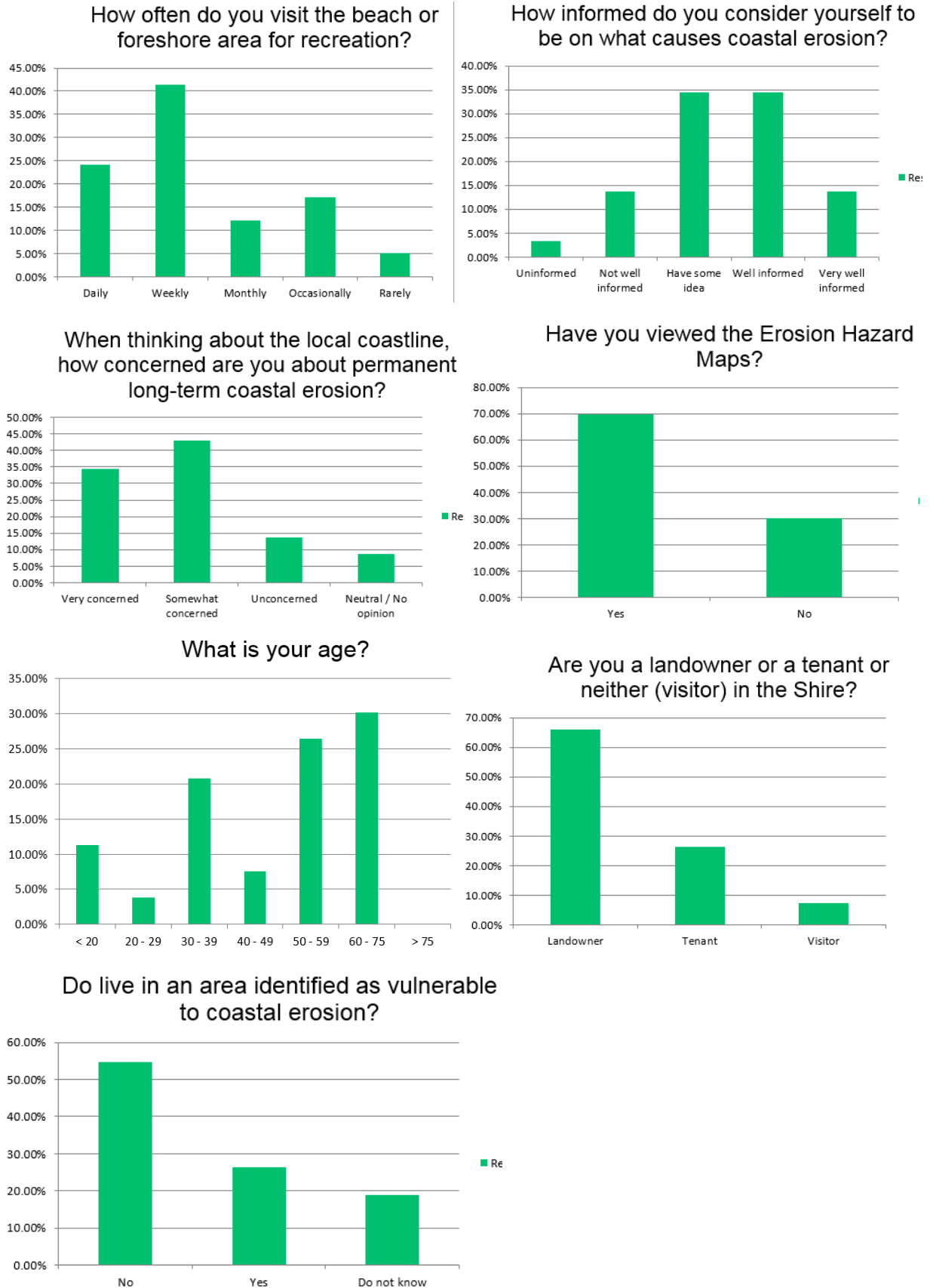
The questions on coastal values showed strongest support for opportunities to use beaches for passive recreation, and ongoing provision of foreshore reserved for current and future generations (**Figure 2-7**). Opportunities for commercial enterprises and active recreations (i.e. boat ramps and jetties) received the least support, but the majority of respondents (around 70%) agreed that these opportunities should be provided.

### 2.6.3 Adaptation Options

The responses relating to adaptation options showed very strong support for retaining public access to beaches and foreshore reserves and preserving coastal dunes and vegetation for future generations (**Figure 2-7**). There was also strong support for not allowing more intensive development (such as units where there is a single house) in hazard areas. Respondents strongly agreed that private landowners should be informed about the risk of erosion when purchasing or developing in hazard areas.

There was a high level of disagreement for protecting private property from erosion, when this results in the loss of the public foreshore reserve and beach access. There was also strong disagreement for allowing the continuation of approved land uses in developed areas until erosion becomes intolerable, suggesting that a “do-nothing” approach is not acceptable.

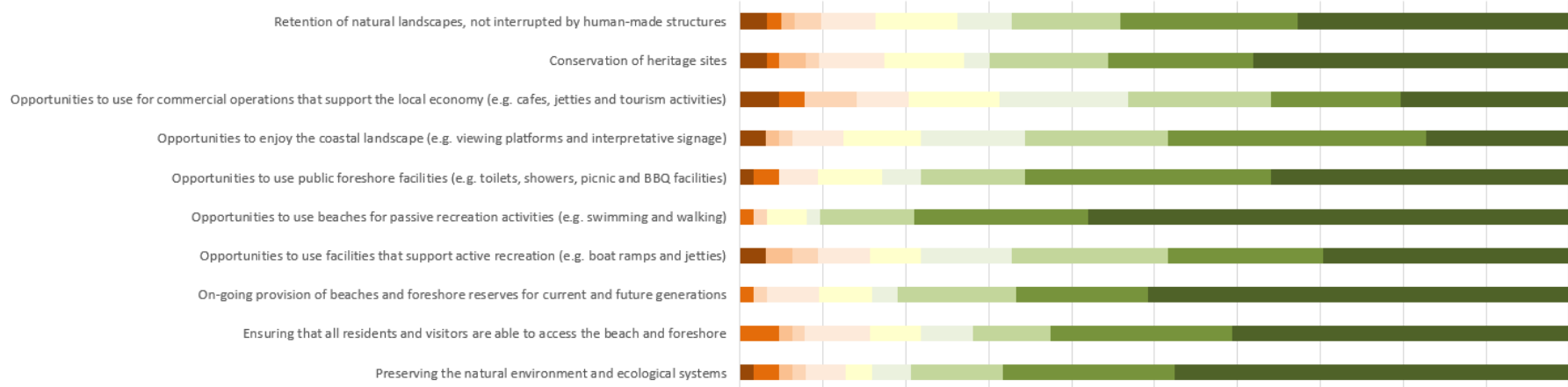
There was moderate support for allowing private land owners to protect their property where they have demonstrated there will be no impact on the adjoining coast, and moderate support also for relocating assets away from the coast and letting natural processes take their course. The responses to these questions have been taken into consideration in formulating the adaptation plans discussed in **Section 4**.



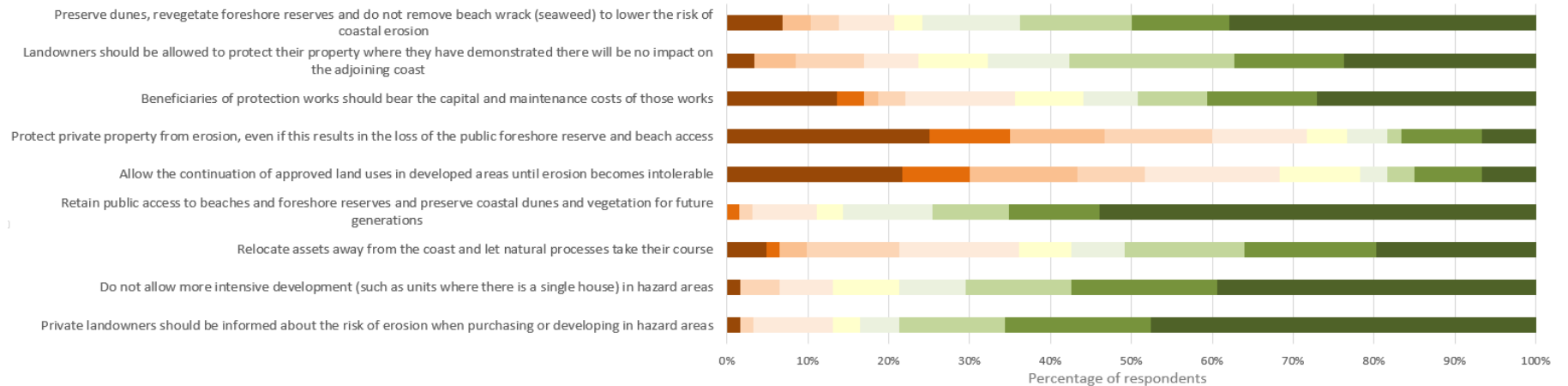
**Figure 2-6 Summary charts of online survey questionnaire responses**



### Coastal Values



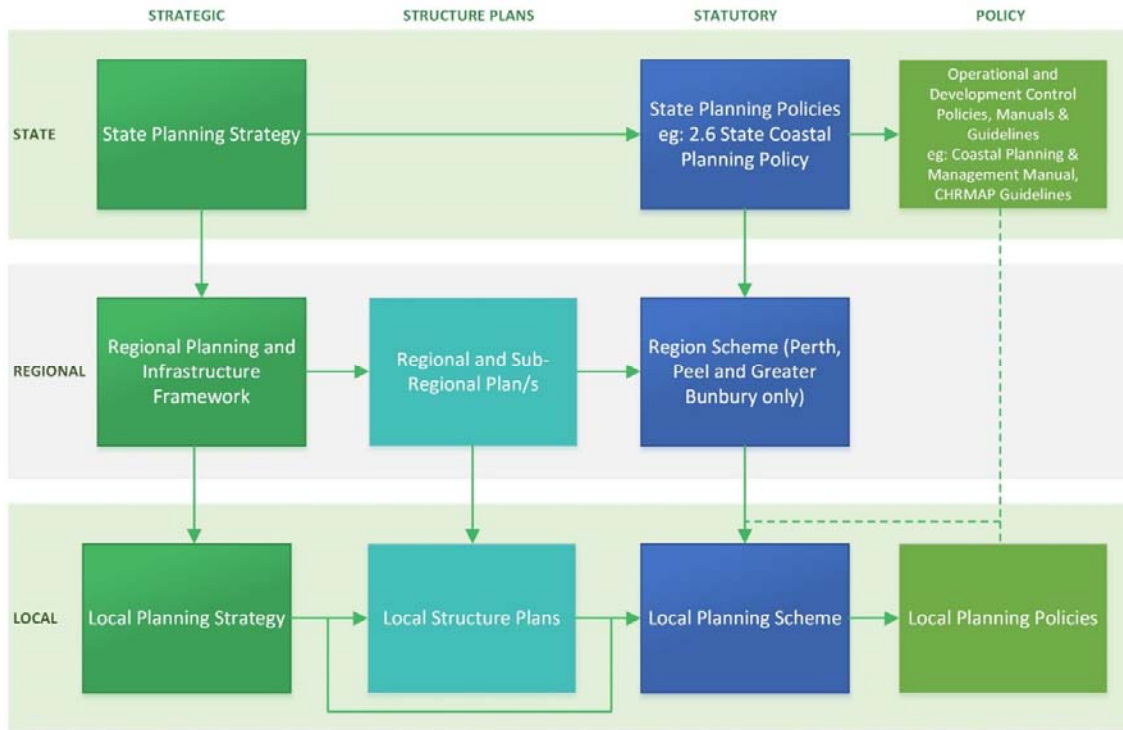
### Adaptation Options



**Figure 2-7 Responses to questions “what do you value about the coast” and “how strongly do you support the following erosion management approaches”. Generally, more green indicates more agreement and more red indicates more disagreement.**

## 2.7 Planning Framework

Planning in Western Australia is guided by the *State Planning Framework*, that outlines the relationships and hierarchy of responsibilities of different levels of government and planning instruments, as summarised in **Figure 2-8**. Strategic plans at State, regional and local levels inform the development of statutory controls.



**Figure 2-8 Planning context overview**

The key strategic planning documents that have guided development of the coastal towns within the Dandaragan Shire are:

- State Planning Strategy 2050 (State)
- Wheatbelt Planning and Infrastructure Framework 2015 – (Regional)
- Local Planning Strategy – Rural land Use and Rural Settlement (Local)

In addition to these strategic guidance documents the following Plans and Policies provide the context for development in the local areas:

- Local Planning Scheme No. 7 (LPS 7)
- State Planning Policy: Coastal Planning Policy (SPP 2.6)
- Jurien Bay Regional Centre Growth Plan (Growth Plan)
- Jurien Bay City Centre Strategy Plan (Centre Plan)
- Local Tourism Planning Strategy (Tourism Strategy)

The requirement for Local governments to produce a CHRMAP is described in SPP2.6 and the WAPC (2014a) guidelines outline the steps for local government to develop the CHRMAP document. The CHRMAP is a local level policy document that can provide recommendations for implementation of local planning adjustments, if required and adopted by the Shire, to bring about change in line with mitigating the future effects of sea level rise and coastal erosion on coastal infrastructure.

The planning process, in relation to Dandaragan, is outlined in the following sections.

### 2.7.1 Strategic Plans

The *State Planning Strategy 2050* provides a strategic framework, principles, strategic goals and strategic directions for planning and development in Western Australia. In relation to climate change, this strategy identifies the Shire of Dandaragan coast as being at risk of coastal landform change. It makes key statements

that are fundamental to the approach taken to coastal hazard risk assessment and adaptation planning, including:

- > *Retaining natural bushland and coastal areas that are accessible is essential to human health and a sense of wellbeing, and*
- > *All decisions about sustained growth and prosperity must strike the appropriate balance between environmental issues, economic conditions and community wellbeing.*

At the regional level the *Wheatbelt Planning and Infrastructure Framework 2015* (Wheatbelt PIF) identifies the following key regional strategic planning initiative:

- > *Identification of required planning responses following completion of the Coastal Hazard Risk Management and Adaptation Planning Study being carried out by the shires of Dandaragan and Gingin, and*

The *Local Planning Strategy*, generally aligns with the Wheatbelt PIF strategy direction, however it is largely silent of the effects of climate change and the hazards associated with coastal processes and SLR.

The *Local Planning Strategy* identifies land along the coast west of Indian Ocean Drive and extending from Dandaragan townsite in the south to the northern boundary of the Shire as 'Planning Unit 1 – Coastal Settlement'. A separate local planning strategy for this area was to be prepared for approval by the Minister for Planning. Although not expressly identified as such, the *Jurien Bay Regional Growth Centre Plan* prepared in 2012 as part of the Royalties for Regions SuperTowns programme is essentially a planning strategy for Jurien Bay and its immediate surrounds.

A draft revised *Local Planning Strategy* (December 2016) draws together the planning framework for the whole Shire by considering the coastal settlement area and incorporating the substance of the Rural Land Use and Rural Settlement Strategy into a single document combined with the planning elements of the Growth Plan. Once approved, the current Local Planning Strategy (2012) will be superseded. The *draft Local Planning Strategy* (2016) addresses coastal processes, and identifies this CHRMAP as a document that will be modified over time as more detailed and updated scientific information is made available on the climate change and coastal impacts. The draft document acknowledges that appropriate coastal setbacks are important, and that engineering solutions to protect coastal infrastructure or residential/tourist development may be required (matters addressed by this CHRMAP).

The draft strategy includes the following strategic directions for Jurien Bay that are relevant to coastal land:

- Consolidate urban areas and support mixed use sites;
- Acknowledge that there are sufficient vacant lots and land zoned for residential use to satisfy demand beyond 15 years.

For Cervantes the draft strategy aims to recognise the town as a small and discrete town with a coastal character and a focus on tourism, and seeks to:

- Concentrate on development and intensification of existing zoned land; and
- Prevent ad-hoc or fragmented development of land to provide for long term consolidation of Cervantes.

Other strategies in the draft *Local Planning Strategy* include:

- Prepare a strategic plan for land north of the Cervantes townsite identified as that addresses coastal vulnerability, ground and surface water, servicing and infrastructure, conservation, fire management and linkages to the rural residential land (Marine Fields) to the north.
- New development and coastal facilities to be within areas that can be protected from coastal processes and hazards;
- Identify areas in which a detailed Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) needs to be undertaken before rezoning, subdivision or development occur, such as areas that may be subject to coastal inundation and long-term erosion over the planning timeframe;
- Undertake coastal adaptation planning to identify assets, including infrastructure that may be at risk from coastal processes over the planning timeframe, and develop strategies to mitigate or manage risks where appropriate.

The draft *Local Planning Strategy* will be advertised for public comment once WAPC agreement to do so is received.

### 2.7.2 Statutory Plans & Policies

State Planning Policies (SPPs) provide the highest level of planning policy control and guidance in Western Australia and are prepared under Part 3 of the Planning and Development Act 2005. The State Coastal Policy (SPP 2.6) is an environmental sector policy consistent with the higher order SPP 2 Environmental and Natural Resources Policy.

As there is no statutory region planning scheme applicable to the Shire of Dandaragan the key statutory planning document for the Shire of Dandaragan is *Local Planning Scheme No. 7 (LPS 7)*. This applies zones and reserves to land within the Shire and outlines the permissibility of land uses, the requirements for development and the processes for seeking approval for proposed development. LPS 7 was gazetted on 24 October 2006 and has been amended several times since.

One of the stated aims of LPS 7 set out in clause 1.6 and which can be inferred to relate to sensitive coastal planning is *“Protection and enhancement of the environmental values and natural resources and to promote ecologically sustainable land use and development.”*

Deemed provision 67 relates to matters to be considered by local government in considering an application for development approval. Clause 67 requires the local government is to have due regard to a number of matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. Amongst those matters, the following can be said to relate directly to matters of coastal planning and coastal hazards:

- (c) *any approved State planning policy;*
- (q) *the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) *the suitability of the land for the development taking into account the possible risk to human health or safety.*

The only direct reference to coastal hazard planning in LPS 7 at present is in Schedule 4 Special Use Zones, in relation to Special Use Zone No. 4 (SUZ 4). SUZ 4 relates to Lot 62 (No. 20) Roberts Street and a portion of Heaton Road road reserve, Jurien Bay. A range of tourism, recreation, residential and commercial activities are permitted in this zone. Two clauses in particular make reference to coastal hazards, as follows:

- 6. *Prior to the approval of development on the site a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) is to be prepared in accordance with State Planning Policy 2.6 State State Coastal Policy and approved by the local government. The CHRMAP should include but not be limited to consideration of inundation, erosion, finished floor levels, setbacks and drainage. Relevant adaptation measures are to be implemented at the time of development.*
- 14. *A notification to the following effect is to be placed on the certificate(s) of title of any proposed lot(s) identified in the Coastal Hazard Risk Management and Adaptation Plan that may be affected by coastal hazards: Vulnerable coastal area – This lot is located in an area likely to be subject to coastal erosion/inundation over the next 100 years.*

It is noted that at its meeting on 28 September 2017, the Shire resolved to amend clause 6 so that a CHRMAP must be prepared prior to commencement of development, rather than prior to approval of the development. The site, known locally as the ‘Blue Waves’ site, is within location Management Unit JB3.

### 2.7.3 Local Structure Plans

Local Structure Plans can be made under LPS 7 via the mechanisms provided in Part 4 of the Deemed Provisions set out in the *Regulations*. A structure plan is not a statutory document, but decision makers for applications for development or subdivision approval within a structure plan area must have regard to its content when deciding the application. Decision makers are not bound by the structure plan, but it would require compelling alternative considerations to ignore its intent.

The *Turquoise Coast Structure Plan (2003)* is a district structure plan that comprises approximately 2,000 hectares of land owned by Ardross Estates Pty. Ltd. It extends along the coast from the southern end of the Jurien Bay townsite to Hill River and is bordered by Indian Ocean Drive to the east. The structure plan indicates that foreshore reserves will be reviewed and refined at the development plan stage to address the provisions

of the *State Coastal Policy*. Individual local structure plans are being prepared progressively for individual estates within the overall district structure plan area. To date, only one has been endorsed, which is not adjacent to the coast.

It can be expected that adequate provision will be made for coastal processes within structure plans prepared on land that is currently undeveloped, with due regard being made to the recommendations of this CHRMAP.

#### **2.7.4 Local Planning Policies**

Local planning policies can be made under LPS 7 via the mechanisms provided in Division 2 of Part 2 of the Deemed Provisions set out in the *Planning and Development (Local Planning Scheme) Regulations 2015* (the *Regulations*).

The Shire of Dandaragan does not currently have any local planning policies that relate specifically to development of coastal land.

#### **2.7.5 Local Planning Horizons**

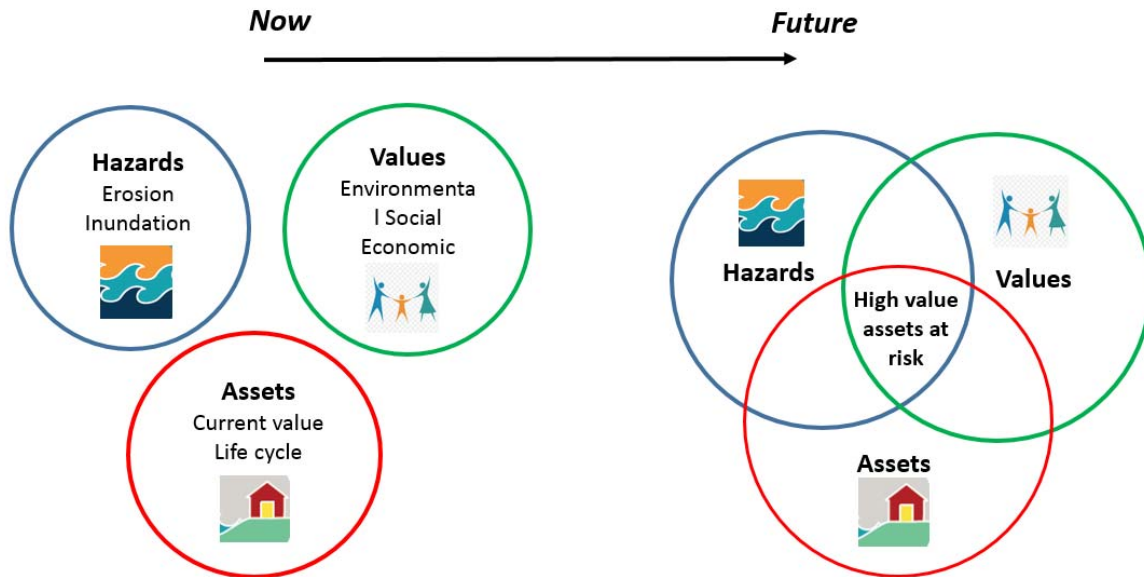
Local planning schemes require a review every five years to ensure the scheme remains current with respect to current issues, trends and policy and the strategy context. Local planning strategies, which provide the broader planning direction within which the local planning scheme operates, typically have a planning horizon of 10 to 15 years. The CHRMAP establishes strategy for adapting to sea level rise and coastal erosion over the next 100 years at a range of time scales from short term (next 5-10 years), medium term (10 to 40 years) and long term (40 to 100 years).

As development itself has a much longer horizon, coastal hazard assessment uses a 100-year horizon. Therefore, when assessments indicate zoned land may be impacted by coastal processes within the next hundred years (even if the likelihood of the hazard having an impact may be beyond the horizon of current planning instruments, including LPS 7) local government has a responsibility to the future community to direct new development away from high risk areas.

## 2.8 Risk Assessment Inputs

To effectively assess the risks and plan for the future management of the coastal zone, as illustrated in **Figure 2-9**, information is needed on:

- > Present and predicted future coastal hazards;
- > Existing assets, their value and lifecycles; and
- > Community and stakeholder values.



**Figure 2-9 Conceptual relationship between key inputs to the coastal risk assessment process**

The changing interrelationship between these components over time is the key to defining the priorities for future adaptation planning.

### 2.8.1 Hazards in each Management Unit

SPP2.6 Schedule One outlines the methodology for defining appropriate physical processes allowances, to ensure the use of coastal land accounts for coastal hazards over the next 100 years. Calculation of these allowances is based on a pragmatic approach to characterising coastal processes and includes four elements: storm erosion from a potential one in 100 year storm event (S1), historical erosion trends (S2) and predicted sea level rise (S3), and an allowance for uncertainty.

Coastal hazard assessments were undertaken for Cervantes by MRA (2016) and for Jurien Bay by GHD (2015). The assessments were reviewed and accepted for adaptation planning purposes by the WA Department of Transport and are available at the Shire's website. In accordance with SPP2.6, coastal erosion hazard lines have been collated for the present day (2016 at Cervantes; 2015 at Jurien Bay), 2030, 2070 and 2110 planning timeframes. The hazard maps are presented in **Appendix A**. A summary of the hazard assessment assumptions and calculated erosion allowances are presented in **Table 2-3** for each management unit. Erosion allowances and horizontal shoreline datum (HSD) were taken directly from the relevant coastal hazard report (MRA, 2016; GHD, 2015) or defined by Cardno where previously missing or incorrect.



**Table 2-3 Coastal processes erosion allowance for present day and predicted conditions**

Management Unit	HSD (m AHD)	S1 Erosion Allowance (m)	S2 Erosion Allowance (m/year)	Total Erosion Allowance (m)			
				Present-day (2016)	2030	2070	2110
<b>Cervantes*</b>							
CE1	+1.6	0 – 22	0.3 – 2.3	0 - 22	15 – 67	67 – 199	138 – 350
CE2	+1.6	22	1.8 – 2.3	22	59 - 67	171 – 199	302 – 350
CE3	+1.3	22 – 41	0 – 1.8^	22 - 41	48 – 78	80 – 190	131 – 321
CE4	+1.5	41 – 48	1	41 - 48	51 - 70	91 - 142	150 – 233
<b>Jurien Bay#</b>							
JB1	+1.6	30 – 40	1	30 - 40	40 - 55	81 – 136	139 – 234
JB2	+1.6	40 – 49	0	40 – 49	50 - 59	91 - 100	149 – 158
JB3	+1.6	49	0	49	59	100	158
JB4	+1.6	49	0	49	59	100	158

\* Values for Cervantes are taken from MRA (2016)

# Values for Jurien Bay are taken from a combination of GHD (2015) and values derived by Cardno

^ All but the southern boundary of this management area has an S2 erosion allowance of 0 m/year

### 2.8.2 Assets

As introduced in **Section 1.3.5**, assets include both natural and built features of coastal areas. Assets at risk of coastal erosion were identified by overlaying the hazard lines on aerial photomaps of each township. Residential property boundaries were drawn from the Shire's GIS cadastral layers, while all other assets were based on interpretation of aerial images only. A site visit was conducted to confirm asset classifications. Information on the assets at risk, existing coastal erosion controls and planning context/controls are provided for each management unit in **Appendix C**.

### 2.8.3 Values

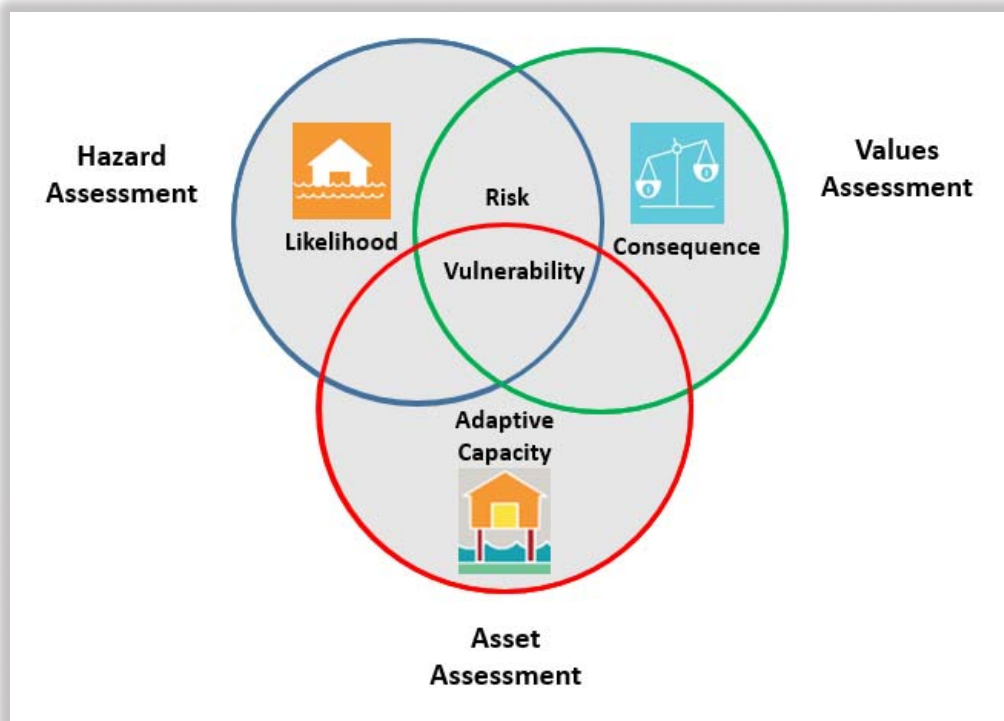
It is clear that the community and visitors to the Shire place a high value on the natural coastal assets and foreshore amenities in each town. These values have been expressed on numerous occasions in the past through formal public consultations with the Shire, such as during the development of local planning documents and through feedback on development proposals. In establishing the values of assets and coastal areas for risk assessment, this social and environmental value has been fully considered, alongside economic value.

A summary of the values associated with assets at risk is provided for each management unit in **Appendix C**.

## 3 COASTAL HAZARD RISK ASSESSMENT

### 3.1 Risk Assessment Framework

To provide a transparent and logical basis for determining adaptation planning priorities, a risk assessment was undertaken based on the Australian Standard guideline *Climate change adaptation for settlements and infrastructure – A risk based approach* (AS5334-2013), and the CHRMAP guidelines (WAPC, 2014a). As illustrated in **Figure 3-1**, risk was assessed in relation to likelihood, consequence and adaptive capacity. Likelihood was assigned using the results of the hazard assessment and consequence ratings were informed by public consultation. Risk is considered to be the combination of likelihood and consequence, with consideration of adaptive capacity determining an asset's, or group of assets', overall vulnerability to climate change (as defined previously in **Section 2.8**).



**Figure 3-1 Conceptual relationship between risk assessment elements**

Consequence and adaptive capacity criteria used in this assessment are presented in **0**. A full description of the risk assessment process is provided in **Appendix D**. A summary of the assigned likelihood, consequence and adaptive capacity ratings, as well as the resultant risk and vulnerability profiles over time are provided in **Appendix E** for assets within each management unit.



**Table 3-1 Consequence and adaptive capacity criteria used in the risk assessment**

Consequence			
Scale	Safety and Social	Economic	Environment and Heritage
<b>Catastrophic</b>	Loss of life and serious injury. Large long-term or permanent loss of services, public access/amenity, employment, wellbeing or culture. No suitable alternative sites exist within the LGA.	Permanent and/or entire loss or damage to property, plant and equipment, finances >\$10 million	Permanent loss of flora, fauna, conservation or heritage area (no chance of recovery).
<b>Major</b>	Serious injury. Medium term disruption to services, public access/amenity, employment, wellbeing or culture. Very limited suitable alternative sites exist within the LGA.	Permanent and/or large scale loss or damage to property, plant and equipment, finances > \$2 - \$10 million	Long-term and/or large scale loss of flora, fauna, conservation or heritage area (limited chance of recovery) with local impact.
<b>Moderate</b>	Minor injury. Major short term or minor long-term disruption to servicespublic access/amenity, employment, wellbeing or culture. Limited suitable alternative sites exist within the LGA.	Permanent loss or damage to property, plant and equipment, finances > \$100,000 - \$2 million	Medium-term and/or medium scale loss of flora, fauna, conservation or heritage area (recovery likely) with local impact.
<b>Minor</b>	Small to medium disruption to services, public access/amenity, employment, wellbeing or culture. Many suitable alternative sites exist within the LGA.	Permanent loss or damage to property, plant and equipment, finances > \$10,000 - \$100,000	Short-term and/or small scale loss of flora, fauna, conservation or heritage area (strong recovery) with local impact.
<b>Insignificant</b>	Minimal short term inconveniences to services, public access/amenity, employment, wellbeing or culture. Many suitable alternative sites exist within the LGA.	Permanent loss or damage to property, plant and equipment, finances < \$10,000	Negligible to no loss of flora, fauna, conservation or heritage area (strong recovery) with local impact.

Adaptive Capacity			
Scale	Physical / Engineering	Economic	Social and Environmental
<b>Low</b>	Little or no adaptive capacity. Potential impact would destroy all functionality. Not possible to relocate asset.	Cost to relocate or modify design of property, plant and equipment >\$10 million	Adaptation would significantly damage or negate current environmental and or social values
<b>Moderate</b>	Small amount of adaptive capacity. Difficult but possible to restore functionality through repair, redesign or relocation.	Cost to relocate or modify design of property, plant and equipment > \$2 - \$10 million	Limited natural adaptive capacity. Current environmental / social values would be negatively impacted.
<b>High</b>	Decent adaptive capacity. Functionality can be restored, although additional adaptive measures should still be considered. Natural adaptive capacity restored slowly over time under average conditions.	Cost to relocate or modify design of property, plant and equipment > \$100,000 - \$2 million	Current environmental / social values may be affected. Natural adaptive capacity restored over time under average conditions.
<b>Very High</b>	Good adaptive capacity. Functionality restored easily by repair, redesign or relocation.	Cost to relocate or modify design of property, plant and equipment > \$10,000 - \$100,000	Adaptation has little or no impact on current environmental and or social values.
<b>Insignificant</b>	Potential impact has insignificant effect on asset. Controls are re-established naturally or with ease before more damage would likely occur.	Cost to relocate or modify design of property, plant and equipment < \$10,000	Adaptation has may improve current environmental and or social values.

## 3.2 Risk Assessment Outcomes

The outcomes of the risk assessment are discussed for each management unit in the sub-sections below. The inputs to the risk assessment and the tabulated outcomes of the risk assessment process are presented in **Appendix E**.

### 3.2.1 CE1 – South of Thirsty Point

The South of Thirsty Point management unit contains predominantly natural assets such as the beach and vegetated dunes (**Figure 3-2**). Public infrastructure, including the Thirsty Point carpark and walk trail, lies seaward of the 2110 coastal hazard line. Recent erosion in the Thirsty Point area has necessitated the removal of a toilet block and retreat of the car park area. The Cervantes Lodge lies partially seaward of the 2110 hazard line. See **Appendix C** for more information on assets and their values in this management unit.

Existing physical controls associated with this management unit, which have been considered in the risk assessment process, include extensive offshore reefs, the Cervantes Islands and Thirsty Point at the northern boundary. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, coastal hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

The Thirsty Point carpark and sections of the walk trail are predicted to be at risk by 2030, and Cervantes Lodge may be at risk by 2110. Due to the relatively low value and high adaptive capacity of the public assets at Thirsty Point, the vulnerability rating is generally low to medium for all assets across the planning timeframes (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The Thirsty Point carpark has a medium vulnerability rating at present;
- > The coastal dunes/vegetation and the walk trail have medium vulnerability ratings towards the end of the century; and
- > Cervantes Lodge has a high vulnerability rating at the 2110 planning timeframe.



**Figure 3-2** South of Thirsty Point CE1 management unit (source: RAC Parks & Resorts, <https://parksandresorts.rac.com.au/cervantes/park-info/things-to-do/>)

### 3.2.2 CE2 – Cervantes Township South

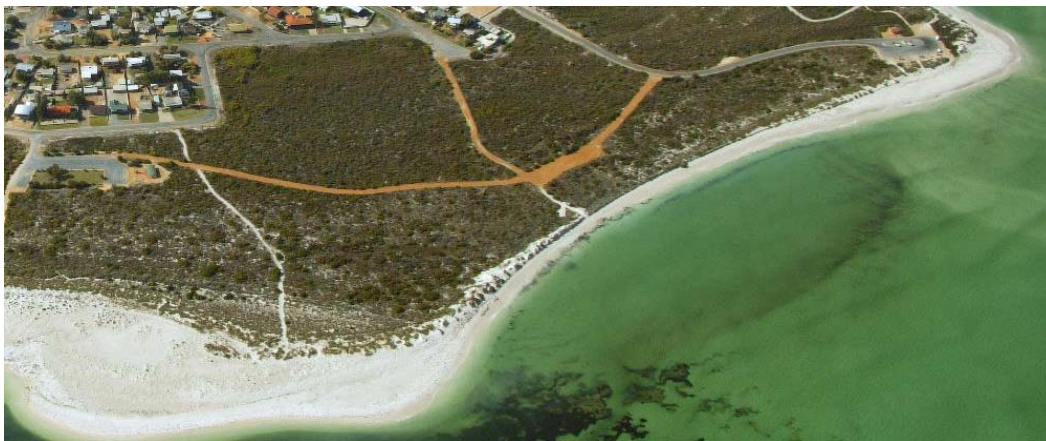
The Cervantes Township South management unit contains predominantly natural assets such as the beach and vegetated dunes. It contains 12 residential properties that are located partially or fully within the 2110 coastal hazard line, as well as roads and associated public infrastructure (**Figure 3-3**). Public infrastructure includes the carpark and ablution block at Ronsard Reserve. See **Appendix C** for more information on assets and their values in this management unit.

Existing controls associated with this management unit, which have been considered in the risk assessment process, include extensive offshore reefs, the Cervantes Islands and Thirsty Point at the southern boundary. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

Residential properties and Ronsard Reserve are predicted to be at risk of erosion by 2110. Due to the small number of properties, the consequences are rated as moderate and the properties have only medium vulnerability by 2070. Seville Street is highly vulnerable by 2070. Erosion is likely to lead to the degradation of dunes and the vegetated foreshore, impacting on the amenity of the beach and ecological values of the dunes in developed areas. These natural assets are considered to be highly vulnerable by 2110 (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The beach and coastal dunes/vegetation have medium vulnerability ratings by 2070 and very high vulnerability ratings by 2110;
- > Seville Street has a medium vulnerability rating by 2030 and a high vulnerability rating by 2070; and
- > Residential properties and Thirsty Point carpark have high vulnerability ratings by 2110.



**Figure 3-3 Cervantes Township South CE2 management unit (source: NACC)**

### 3.2.3 CE3 – Cervantes Township Central

The Cervantes Township Central management unit contains 49 residential properties that are located partially or fully within the 2110 coastal hazard line, as well as roads and associated public infrastructure. Natural assets include the beach and foreshore reserve, which are bounded to various extents on the landward side by development, throughout the management unit. Commercial assets include the Cervantes Holiday Park, the light industrial area (Indian Ocean Lobsters and the Men’s Shed) and the Seashells Café (**Figure 3-4**). It should be noted that the light industrial area is currently being rezoned to “Special Use – Tourism and Industry”. The DoT-managed jetty and onshore fuel facilities lie at the northern end of the management unit. See **Appendix C** for more information on assets and their values in this management unit.

Existing physical controls associated with this management unit, which have been considered in the risk assessment process, include extensive nearshore and offshore reefs, the Cervantes Islands and the headland feature at the southern boundary. Manmade controls include the small seawall and jetty abutment near the crayfish factory, and a groyne at the northern boundary of the management unit. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

The beach, coastal dunes/vegetation and Light Industrial Area are all seen to be at high risk at present. For the Light Industrial Area this translates to a very high vulnerability rating at present. The beach and coastal dunes/vegetation are rated as highly vulnerable at present and have a very high vulnerability rating by 2070. The foreshore recreation area and residential areas west of Catalonia Street are at risk in 2070 and due to their high value and low adaptive capacity, they are considered to be very highly vulnerable by that time. Residences on Corunna Street and on the east side of Catalonia Street are at risk by 2070 (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The Light Industrial Area has a very high vulnerability rating at present;
- > The beach and coastal dunes/vegetation have high vulnerability ratings at present and very high vulnerability ratings by 2070; and
- > All other assets or groups of assets in the management unit have high or very high vulnerability ratings by 2070.



**Figure 3-4 Cervantes Township Central CE3 management unit and Catalonia Street (source: Western Australia for Everyone and view.com.au)**

### 3.2.4 CE4 – Cervantes Township North

The Cervantes Township North management unit contains predominantly natural assets such as the beach and vegetated dunes. There are also unsealed tracks and a sailing club (which has recently been leased and taken over by the Fin Fishers Club) lying seaward of the 2110 coastal hazard line. There are also two residential properties at the southern end of the management unit, lying partially or fully seaward of the 2110 hazard line (**Figure 3-5**). See **Appendix C** for more information on assets and their values in this management unit.

Existing physical controls associated with this management unit, which have been considered in the risk assessment process, are extensive nearshore and offshore reefs, the Cervantes Islands and a groyne at the southern boundary of the management unit. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

Although the beach in its current state and the vegetated dune system is likely to be eroded over time, the lack of development landward of these areas means the consequence of the erosion is considered insignificant to minor. The adaptive capacity of these natural assets is also considered high through their ability to migrate inland. The risk profile and vulnerability of assets in this area are therefore low to medium across the planning timeframes. The medium rating is based on the assumption that inland migration of the dune habitat is likely, but it is not certain that all ecological functions will be retained (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The beach has a low vulnerability rating across the planning timeframes and the coastal dunes/vegetation have a low vulnerability rating to 2030 and medium vulnerability rating by 2070;
- > Residential properties have a medium vulnerability rating by 2070; and
- > The Sailing Club has a medium vulnerability rating by 2030.





**Figure 3-5 Cervantes Township North CE4 management unit (source: Peter Bellingham Photography)**

### 3.2.5 JB1 – South of Island Point

The South of Island Point management unit contains predominantly natural assets such as the beach and vegetated dunes (**Figure 3-6**). As noted in Section 2.3 development within the coastal zone extends some 1.5 km south-east of Island Pt which is beyond the southern boundary of the study area and is not included in this CHRMAP. There is a sealed pedestrian trail running along the length of the management unit, that lies mostly seaward of the 2030 coastal hazard line. See **Appendix C** for more information on assets and their values in this management unit.

Existing physical controls associated with this management unit, which have been considered in the risk assessment process, include extensive offshore reefs and islands and the headland formations at both boundaries. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

Although the beach in its current state and the vegetated dune system is likely to be eroded over time, the lack of development landward of these areas means the consequence of the erosion is considered insignificant to minor. The adaptive capacity of these natural assets is also considered high through their ability to migrate inland. The risk profile and vulnerability of assets in this area are therefore low to medium across the planning timeframes. The medium rating is based on the assumption that inland migration of the dune habitat is likely, but it is not certain that all ecological functions will be retained (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The beach and the coastal dunes/vegetation have a low vulnerability rating for the first half of the century, changing to a medium vulnerability later in the century; and
- > The pedestrian trail has a medium vulnerability rating by 2030 and a high vulnerability rating by 2070.



**Figure 3-6 South of Island Point JB1 management unit (source: Ray White, <https://www.raywhite.com/wa/jurien-bay/1435853/>)**

### 3.2.6 JB2 – Jurien Bay Township South

The Jurien Bay Township South management unit contains predominantly natural assets such as the beach and vegetated dunes. There is a sealed pedestrian trail running along the length of the management unit that lies mostly seaward of the 2030 coastal hazard line in the southern portion (**Figure 3-7**). Public assets include Casuarina Park and an unsealed carpark. See **Appendix C** for more information on assets and their values in this management unit. It is worth noting that a substantial portion of the Jurien bay township lies inland of the 2110 coastal hazard line in this area.

Existing physical controls associated with this management unit, which have been considered in the risk assessment process, include extensive offshore reefs and islands and a headland formation at the southern

boundary. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

Due to existing development landward of natural assets, the consequence of predicted erosion has been deemed moderate and the adaptive capacity decreases from very high to high over time. Erosion is predicted to degrade the dunes and foreshore vegetation in the north of the management unit over the planning timeframes, affecting the amenity of the beach and ecological functions of the dunes adjacent to developed areas. These natural assets are predicted to be highly vulnerable by 2070 (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The beach has a medium vulnerability rating by 2070;
- > The coastal dunes/vegetation have a high vulnerability rating by 2070; and
- > The pedestrian trail and carpark have medium vulnerability ratings by 2030.



**Figure 3-7 Jurien Bay Township South JB2 management unit (source: Birdseye View Photography)**

### **3.2.7 JB3 – Jurien Bay Township Central**

The Jurien Bay Township Central management unit contains 29 residential properties that are located partially or fully within the 2110 coastal hazard line, as well as roads and associated public infrastructure. Natural assets include the beach and vegetated dunes, which are bounded inland by development, along the length of the management unit (**Figure 3-8**). There are various public assets along the foreshore including recreation areas (such as Dobbyn Park), sealed walkway and jetty. Commercial assets include the Jurien Jetty Café and Jurien Bay Tourist Park. See **Appendix C** for more information on assets and their values in this management unit.

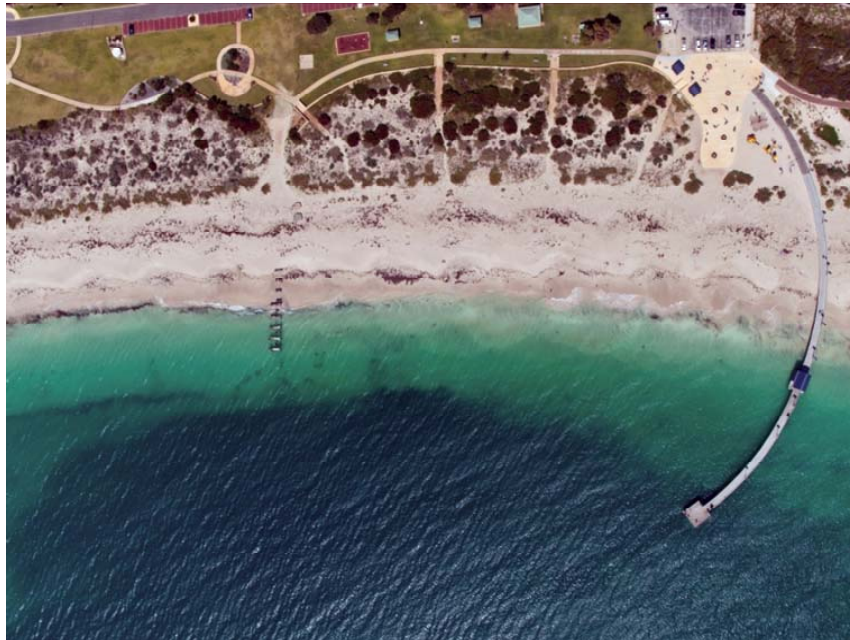
Existing controls associated with this management unit, which have been considered in the risk assessment process, are extensive offshore reefs and islands. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

Due to existing development landward of natural assets such as the beach and foreshore area, their vulnerability increases into the future as their adaptive capacity decreases, becoming very high by 2070. Residential properties, Dobbyn Park and the Snorkel and Dive Trail are all predicted to be highly vulnerable by 2070, due to their significant value and the increasing risk of erosion (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The beach and foreshore area have very high vulnerability ratings by 2070;
- > Residential properties and Dobbyn Park have high vulnerability ratings by 2070 and very high vulnerability ratings by 2110;

- > The Snorkel and Dive Trail has a medium vulnerability rating by 2030 and a high vulnerability rating by 2070; and
- > Other assets such as Roads, Jurien Bay Tourist Park, Jurien Jetty Café and the pedestrian trail have low and/or medium vulnerability ratings across the planning timeframes.



**Figure 3-8 Jurien Bay Township Central JB3 management unit (source: Trails WA)**

### **3.2.8 JB4 – Jurien Bay Township North**

The northern end of the Jurien Bay Township North management unit contains residential land lying partially seaward of the 2110 coastal hazard line. Natural assets include the beach and vegetated dunes, which are bounded inland by development at the northern and southern ends of the management unit. Public assets include Federation Park and a sealed walkway extending along the length of the management unit (**Figure 3-9**). See **Appendix C** for more information on assets and their values in this management unit.

Existing physical controls associated with this management unit, which have been considered in the risk assessment process, include extensive offshore reefs and islands. Another significant existing control is the Jurien Bay Marina, which has its southern breakwater at the northern boundary of the management unit. The coastline has been treated as sandy for the purpose of coastal hazard assessment (MRA, 2016) and, subsequently, hazard lines advance steadily landward over the assessed planning timeframes (see **Appendix A** and **Table 2-3**).

Due to existing development landward of natural assets such as the beach and coastal dunes/vegetation in the north of the management unit, their vulnerability increases into the future as their adaptive capacity decreases, becoming very high by 2070. Residential properties at the north and south of the management unit have a high vulnerability rating by 2030 and very high vulnerability rating by 2070, as the risk of erosion increases over time (see **Appendix E**).

Key outcomes of the risk assessment for this management unit are as follows:

- > The beach and coastal dunes/vegetation have medium vulnerability ratings by 2030 and very high vulnerability ratings by 2070;
- > Residential properties have a high vulnerability rating by 2030 and very high vulnerability rating by 2070; and
- > The pedestrian train and Federation Memorial Park have high vulnerability ratings by 2070.





**Figure 3-9 Jurien Bay Township JB4 management unit (source: Domain Group)**

### **3.3 Prioritisation of Assets based on Risk Assessment**

The risk assessment process has resulted in predictions of vulnerabilities for the assets within each management unit at the two townships, discussed in the preceding sections.

Priority management units are those with assets assessed as having 'High' or 'Very High' present day vulnerability and/or 'Very high' vulnerability by 2030. Only one management unit within the Shire met these criteria and has been identified for prioritisation:

- > CE3: Cervantes Township Central (Light Industrial Area).

## 4 PLANNING CONTROLS

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The risk assessment process highlighted the key areas vulnerable to coastal erosion over the next decade to 2030 as well the longer term threat to 2070 and 2110. The Shires Local Planning Strategy requires that development within the coastal zone follow the requirements of the SPP2.6 and the WAPC (2014a) guidelines for development of a CHRMAP that effectively focuses on two time scales:

- the long term strategic pathway over the next 100 years, and
- planning for implementation of management actions in the shorter term, the next decade, for priority management units.

As discussed in **Section 2.8** and in greater detail in **Appendix H** there exists a complex set of documents and rules that have influenced the evolution of the Shire's coastal townships. Historically, it was assumed that cadastral boundaries enclosed reasonably permanent areas suitable for developing residential and commercial assets ad-indefinitum. The notion that the land and assets within these boundaries is now subject to erosion and potentially becomes unusable triggered the establishment of SPP2.6 and the need for careful planning to determine future develop directions of coastal townships.

The essential aim of SPP2.6 is to recognise that sea level rise and coastal erosion are threatening, currently fixed, coastal zone assets at an increasing rate into the future and to commence the process of adjusting community expectations about life in the future, diminishing coastal zone. Preliminary estimates of protecting property and beach amenity across the State into the future are prohibitively expensive and hence the SPP2.6 policy aims to implement responsible long term planning strategies to develop affordable solutions that satisfy a range of key drivers including intergenerational equity.

As per the SPP2.6 policy and WAPC (2014a) guidelines and recent *draft Planned or Managed Retreat Guidelines* (DoPLH, 2017c) the long term priority is to adopt a strategy hierarchy of:

- *Avoid*,
- *Managed Retreat*,
- *Accommodate* and as a last resort,
- *Protect* (to be funded under the beneficiary pays principle).

Ultimately, the aim is to manage retreat from threatened areas before they life and assets are threatened. This will require a shift in the strategy from, for example, initially protect to managed retreat. The *Protect* strategy proposes that protection be funded by the beneficiaries while the transition from a *Protect* to *Retreat* strategy may trigger funding for removal or relocation under the LA Act. A number of issues arise out of these strategies, for example;

- Who are the beneficiaries?
- What is a reasonable method for apportioning costs to the beneficiaries?
- Who is responsible for funding managed retreat, in accordance with the mechanisms described in the *draft Planned and Managed Retreat Guideline*?

It is recommended that a comprehensive analysis of each community and visitors be undertaken to identify beneficiaries of proposed protection areas, economic stimulus provided by tourism, mechanisms for recouping costs from beneficiaries (e.g. parking fees, visitor entry fee, increased Shire rates or levy and other options) be investigated to inform the future review of the strategies options outlined in this CHRMAP.

The following planning framework is similar to that outlined in the *draft Planned or Managed Retreat Guideline*, is to be adopted for this CHRMAP and can be modified as clarity around financial implications of options and funding arrangements evolve. This planning framework includes the following instruments and considerations:

*Special Control Area*, to ensure discretion over development proposed in hazard areas. The SCA will show on the scheme map, as required by the *Planning and Development (Local Planning Scheme) Regulations 2015*, Schedule 1, Part 5.

Notifications on Title, to inform current and future landholders of coastal hazard risk, as recommended by State Planning Policy 2.6: State Coastal Planning Policy.

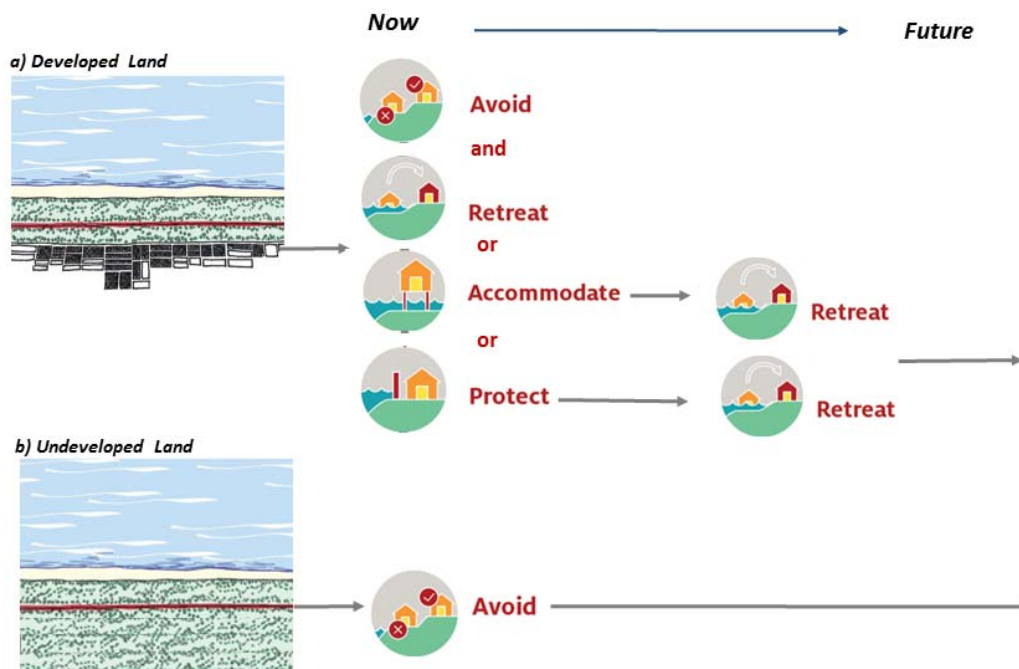
*Time Limited Planning Consent Conditions*, to allow where appropriate, the temporary use of land in hazard areas until hazards materialise, while ensuring that Councils maintain a level of discretion over development in these areas. Time limits would be identified using coastal hazard mapping projections. If the consent expires before hazards materialise, the proponent may apply for an extension to the consent. If hazards materialise before the time limit expires, Council will consider requiring the demolition or removal of compromised structures under relevant legislative provisions.

*Interim Coastal Protection*, where development is proposed behind a protection structure, the design life of the protection structure would determine the time limit permitted on planning consents. Maintenance and capital costs of protection are to be funded by the beneficiaries of protection works. Protection would only be considered as a last resort where all other options have been considered, as per State Planning Policy 2.6: State Coastal Planning Policy.

*Assessment Criteria*, to ensure consistency when assessing applications for development proposed in hazard areas, for inclusion into a Local Planning Policy.

*Development applications for subdivision and zoning* beyond existing scheme allowances, are not encouraged and will generally not be approved.

Ultimately the aim of the CHRMAP is to develop a plan for adapting to the effects of rising sea levels and coastal erosion. The general strategy shifts that are likely to be required in future, as assets currently situated in the eroding coastal zone become unviable, is outlined in **Figure 4.1**.



**Figure 4-1 Long-term pathways for a) developed and b) undeveloped land**

From a practical perspective implementation of managed retreat as suggested in the recent *Draft Planned or Managed Retreat Guidelines* (DoPLH, 2017c) would require the State or Commonwealth to provide the majority of funding to acquire property likely to be required under the compensation provisions of the LAA and/or PDA. Clearly, there is no obligation to adopt a policy that effectively forces government to compensate. The general public and landowners should be aware of the risks in any decisions they make about purchasing or developing lands in these coastal areas. The potential financial burden of a Managed Retreat policy are more likely to see Local Government adopt an 'Avoid' or 'Do Nothing' policy that effectively shifts the burden of costs of sea level rise and coastal erosion impacts to landowners and beach users.

The Planning Framework outlined above recognises the complexity of the issues surrounding the adaptation to sea level rise and coastal erosion. The framework:

- allows for the continued use of hazard areas,
- allows landholders to propose development to suit their own needs and recognise the future risks,
- limits future hazard and liability risk to the Shire and State government,
- considers the limited public funding available,
- largely accords with SPP2.6 Policy and Guidelines and the Planning & Development Regulations 2015, and
- is cognisant of community feedback and other local governments.

## 5 ADAPTATION OPTIONS

### 5.1 Adaptation Options Overview

Effective adaptation planning involves the identification, development and evaluation of options suitable to manage the risk of coastal hazards. Adaptation options were evaluated in relation to each of the management units, with multiple options identified as potentially suitable for implementation within each unit. For the longer term strategic planning options are discussed while options for the 3 priority managements units are considered in more detail.

In accordance with SPP2.6 and the CHRMAP guidelines (WAPC, 2014a), potential options have been identified under the risk management categories of 'Avoid', 'Managed retreat', 'Accommodate' and 'Protect' (**Table 5-1**). Note that the government has no obligation to protect private assets from coastal erosion and hence the Protect management category is deemed the least preferred option for implementation, as recommended by the guidelines (see **Flowchart** below, adapted from CoastAdapt, 2017). The range of adaptation and management options were based on WA's CHRMAP guidelines (WAPC, 2014a) and are described in **Table 5-1**.

'Avoid' is seen as the preferred option and is applicable to undeveloped coastal land and areas of the coast where intensification of development in hazardous areas might be proposed. This option is underpinned by the implementation of planning controls, which should prevent inappropriate use of land in areas identified as potentially at risk from coastal hazards.

'Managed retreat' is a preferred option for areas where there is existing development at risk and, ultimately, should be part of the long terms strategy for all such areas. Although it can involve significant expenditure during implementation, this option removes assets from the risk of coastal hazards and is economically responsible over the long term. The planning mechanisms around implementing 'avoid' and 'managed retreat options' have been discussed in detail in **Section 4**.



'Accommodate' options aim to re-design existing infrastructure to mitigate potential impacts as they occur, and allow for land use of a low risk (for example temporary) nature. This option is not applicable to all areas, assets and coastal hazards. The option has better applicability to areas prone to coastal inundation, where assets can be elevated above flooding to maintain land use in a hazardous area. The ability for substantial, built assets to be redesigned to accommodate coastal erosion hazards is generally limited.

'Protect' options range from temporary 'soft' protection, such as sand nourishment, to semi-permanent 'hard' protection options, such as groynes and seawalls. It should be noted that no protection option is considered permanent, and all have associated ongoing expense to implement or maintain. This ongoing expense and the inability of protection options to permanently mitigate the risks associated with coastal hazards are the primary reasons why these options are considered the least favourable in the preferential planning hierarchy. Hard protection options also have the potential to divert coastal erosion hazards elsewhere, increasing risk for other areas or assets and potentially creating liability for those responsible for the structures.

SPP2.6 Clause (5.5 (iii)) states that the employment of protection options should be sought where:

*"sufficient justification can be provided for not avoiding the use or development of land that is at risk from coastal hazards and accommodation measures alone cannot adequately address the risks from coastal hazards, then coastal Protection works may be proposed for areas where there*

*is a need to preserve the foreshore reserve, public access and public safety, property and infrastructure that is not expendable.”*

Although protection measures are the least favoured option, particularly as a long-term mitigation measure, they remain the most commonly employed coastal risk mitigation strategy globally. There are several effective protection techniques, that can be employed to manage the risks of coastal erosion in the short to medium term. **Table 5-2** below provides additional detail on protection options available.







**Table 5-1 Adaptation and Management Options (adapted from WAPC, 2014a)**

Option Category	Option Name	Option Code	Description
Avoid	Avoid development	<b>AV</b>	Avoidance of freehold residential or commercial development within the coastal foreshore reserve.
Managed Retreat	Leave unprotected / repair	<b>MR1</b>	Assets are left unprotected and loss is accepted following hazard event. Repairs may be implemented to extend life and for public safety in the short term. In the case of natural assets, such as beaches and vegetation, allow the impacts of hazards to occur.
	Remove / relocate	<b>MR2</b>	Assets located in the hazard zone are permanently removed or relocated. For residential and commercial property, this option may require voluntary or compulsory acquisition of land, transferrable development rights and land swaps.
	Planning controls for Managed Retreat	<b>MR3</b>	Use of planning controls to allow continued use of the current infrastructure until such time that impacts arise, but restrict the development of further infrastructure (densification) as the area/asset is known to be vulnerable. This option also includes mechanisms for ensuring that Local Government, land owners and prospective buyers are made aware of the risk.
Accommodate	Planning controls for accommodation	<b>AC1</b>	Indicates to current and future landholders that an asset is at risk from coastal hazards over the planning timeframe. Helps owners to make informed decisions about the level of risk they are/may be willing to accept and that risk management and adaptation is likely to be required at some stage.
	Emergency plans and controls	<b>AC2</b>	Implement plans for assets/areas that are at risk of coastal erosion. Have procedures in place for before, during and after the events for safety. E.g. signage/barriers to prevent access.
Protect	Dune care / sand management	<b>PR1</b>	Development of a long term program for revegetation and rehabilitation of the dune system. Sand fencing to manage wind-blown erosion also falls under this category (also see <b>Table 5-2</b> ).
	Beach nourishment / sand management	<b>PR2</b>	Addition of sand to the beach, dune and/or nearshore area to replace lost material and/or create additional buffer. This option is a temporary measure and can be more effective in association with hard protection options, such as groynes. The sand may be from an external source or from a nearby part of that coastal area (i.e. via sand bypassing or back passing) (also see <b>Table 5-2</b> ).
	Groyne	<b>PR3</b>	Construct groynes along the beach to restrict longshore sediment movement and stabilise sections of shoreline. This option is often accompanied by beach nourishment. Hard protection generally diverts erosion issues elsewhere, such as to the down drift side of a groyne, and can have significant impact on coastal ecosystems (also see <b>Table 5-2</b> ).
	Nearshore reef / breakwater	<b>PR4</b>	Construct offshore reef(s)/breakwater(s) or raise existing natural nearshore reef structure to maintain level of protection as sea level rises. Hard protection generally diverts erosion issues elsewhere, such as to beaches either side of the nearshore structures, and can have significant impact on coastal ecosystems (also see <b>Table 5-2</b> ).
	Seawall	<b>PR5</b>	Construct seawall in front of assets or along length of coastline to protect them from coastal hazards. Hard protection generally diverts erosion issues elsewhere, such as to beaches either side of, and directly in front of, a seawall. They can also have significant impact on coastal ecosystems (also see <b>Table 5-2</b> ).

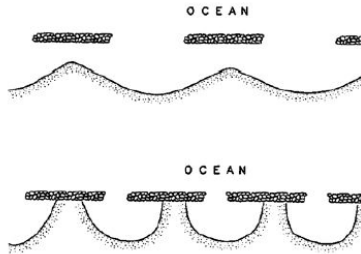
Option Category	Option Name	Option Code	Description
Do nothing	Do nothing	<b>DN</b>	Take no action. No limitations on development or implementation of adaptation planning. Accept risk.



**Table 5-2 Overview of protection options considered in the CHRMAP**

a) Dune Care		
		<p>Dune care is a “soft” protection option that is relatively low cost and can assist by stabilising dune systems. It involves actively revegetating dunes or preventing degradation by restricting access, for example with fencing and signage. Dunes form a natural buffer to coastal erosion, which can protect areas and assets located behind them. Dune vegetation helps to prevent wind-blown erosion of dunes and stabilises the dune structure. Dune care is often undertaken by local volunteer groups.</p>
b) Beach Nourishment		
		<p>Beach nourishment is a “soft” protection option that provides temporary protection against coastal erosion. Sand can be sourced from another area of the beach, from an inland source, such as inland dunes or a sand quarry, or from offshore. Nourishment generally involves placement of sand on the upper beach face to act as a buffer during extreme events. Nourishment is often combined with other protection options such as groynes or offshore protection, which enhance its longevity. A nourished beach profile may provide protection for between 18 months and five years, before the beach returns to its original state. The cost of nourishment may vary from \$10/m<sup>3</sup> to \$50/m<sup>3</sup>, depending on the source and its location.</p>
c) Groynes		
		<p>Groynes are “hard” protection options that extend from above the high water mark, across the active shoreline and into the nearshore area. They are usually constructed perpendicular to the beach and can take various shapes such as T or L shapes. They can be constructed of rock, geotextile sand containers, timber or concrete. Groynes act to interrupt alongshore sediment transport which results in a build-up of sand on the up drift side of the groyne and an erosion on the down drift side. Groynes may be constructed as single groynes or in a groyne field to protect a larger area. Groynes have minimal impact on cross-shore sediment transport, such as that associated with storm-based erosion, outside of their immediate vicinity. Groynes are often complimented by additional beach nourishment, to increase the beach width on their up drift side. A rough estimate for the cost of a typical rock groyne is \$5000/m.</p>



**d) Nearshore Reef / Breakwater**


Artificial nearshore reefs or breakwaters are “hard” protection options. They can be constructed of rock, concrete or geotextile sand containers. They function by diverting wave energy either side of the structure, which pushes sediment onto the shore inside of the structure. This results in the formation of a salient or even a tombolo in the lee of the structure, which results in an increase in beach width and an increased buffer against coastal hazards. Nearshore reefs or breakwaters affect both longshore and cross-shore sediment transport but do not fully interrupt either. Their feasibility is often determined by the nearshore water depth and the bottom type. They are generally more expensive to construct (per metre) than groynes, due to deeper water requiring a larger volume of construction material and leading to higher construction costs.

**e) Seawall**


A seawall is a “hard” protection option, which can be constructed of rock, geotextile sand containers or concrete, and can be either exposed or buried to improve visual amenity. A seawall is a solid barrier constructed parallel to the coast at the land-sea boundary, which functions by acting as a physical barrier to coastal erosion, protecting areas and assets on its landward side. Seawalls can also provide protection against inundation. Seawalls generally focus wave energy in front of them and to their sides, due to reflection off the structure. This usually leads to a more rapid loss of beach in the vicinity of the structure, leading to a “hardened” shoreline with poor useability and public amenity. The cost to construct a seawall may range from \$3000/m to \$6000/m, depending on a variety of factors, including construction material, required size and existing foundations.

## 5.2 Adaptation Option Assessment Process

Each of the adaptation options presented in **Table 5-1** has been considered for the Cervantes Township Central priority management unit. As recommended in the State's CHRMAP Guidelines, a multi-criteria analysis has been used as a preliminary step to identify potentially suitable adaptation options for each management unit, as well as to discount unviable options. The analysis uses a broad range of criteria and a simple 'traffic light' rating system to evaluate the acceptability of each option. The assessment considers the effectiveness of options at reducing risk and performing their function in relation to governance, environmental, social and economic aspects. Information gained through the stakeholder and community engagement process has been used to reflect the community's values in the assessment. Options have also been assessed in terms of their potential restriction on future planning and risk management opportunities, with options that allow for a wide range of future strategies considered more favourably. The analysis takes into consideration the following criteria:

Preliminary feasibility:

- > Effectiveness;
- > Governance, legal implications and approval risk; and
- > Reversibility / adaptability.

Preliminary acceptability:

- > Environmental and social impact; and
- > Community acceptability.

Preliminary financial implication:

- > Financial gain / avoidance of cost;
- > Capital cost; and
- > Ongoing cost.

The criteria and a description to guide the assignment of a rating for each criteria is presented in **Table 5-3**. Ratings have been assigned by taking into account information gathered prior to, and during, the CHRMAP process. This information includes feedback from ongoing stakeholder and community consultation, planning considerations (outlined in **Section 4**), previous investigations of the study areas and the outcomes of the coastal hazard assessments and risk assessment process. The analysis has also been guided by coastal engineering, management and planning expertise, and knowledge of other coastal management projects and techniques.

Based on the ratings assigned under each criteria for a particular adaptation option, a qualitative judgement is then made as to whether that option is recommended, not recommended or requires further investigation. It should be noted that red lights do not necessarily exclude an option, and it still may be recommended that such an option be investigated further. The outcomes of the multi-criteria analysis, for each management unit, are presented and discussed in **Section 5.3**, below.

For the priority management unit (as defined in **Section 3.3**) those options recommended for further investigation have been assessed in greater detail. This additional detail is discussed for the priority management unit in **Section 5.4**. Recommendations as to whether these options should be implemented and, if so, the details around this implementation are discussed in the Implementation Section (**Section 6**). Recommended options for long term pathways across all management units are also considered in **Section 6**.

**Table 5-3 Multi-criteria assessment and qualitative cost benefit input ratings and assessment outcome categories**

	Preliminary Feasibility			Preliminary Acceptability		Preliminary Financial Implication			Outcome
	Effectiveness	Governance / Legal / Approval Risk	Reversibility / Adaptability	Environmental / Social Impact	Community Acceptability	Financial Gain / Avoidance of Cost	Capital Cost	Ongoing Cost	Recommendation
<b>Unlikely to be acceptable</b>	Likely to be ineffective	Not likely to be approved / likely to result in legal risk /	Not likely to be reversible. Limits future options once implemented	Likely to have unacceptable negative impacts	Unlikely to meet most success criteria	No financial gain or avoidance of loss	Very expensive	Very expensive	Not Recommended
<b>May be acceptable</b>	May be effective	May not be approved / may present governance or legal risk	Likely to be reversible / adaptable at high costs	Some impacts that can be managed to an acceptable level	Mixed response, may meet some success criteria but not others	Some financial gain / small number of benefactors	Moderately expensive	Moderately expensive	Investigate / detailed option assessment
<b>"No regrets"</b>	Likely to be effective	Likely to be approved / minimal governance or legal risk	Easily reversible or adaptable for the future, no negative impacts in the future	Not likely to have negative impact, may have positive impacts	Likely to meet most acceptability criteria	Large financial gain / public benefit	Low cost	Low cost	Recommended
<b>Not Applicable</b>									

### 5.3 Multi-criteria Analysis Results

The detailed results of the multi-criteria analysis for each management unit are presented in **Appendix F**, with the final recommendations for each option in the prioritised management unit (CE3) summarised in tables presented in **Appendix G**. The following subsections discuss the outcomes of the analysis, with respect to the assets and their vulnerabilities, at each town site.

#### 5.3.1 Cervantes

##### CE1 and CE4

South of Thirsty Point (CE1) and Cervantes Township North (CE4) management units are similar in containing predominantly natural assets. The outcomes of the multi-criteria analysis are consistent for the two management units. It is recommended that substantial residential and commercial development is avoided (AV) in the management units. Planning controls (MR3, AC1) are recommended for implementation to prevent inappropriate development. Low cost protection options such as dune care and sand management (PR1) are recommended for implementation within the management units. Beach nourishment (PR2) and hard protection options (PR3, PR4 and PR5) have been assessed as expensive and inappropriate with respect to the existing assets and nature of the risk in these management units, so have not been recommended.

##### CE2 and CE3

Cervantes Township Central (CE3) has been identified as a priority management unit through the risk assessment process. Therefore, identifying suitable adaptation options and determining an adaptation pathway for this management unit is considered urgent. The outcomes of the multi-criteria analysis are consistent for this management unit and the Cervantes Township South management unit (CE2).

The multi-criteria analysis has recommended that the process of implementing managed retreat of assets (MR2) be further investigated. The protection options of beach nourishment (PR2), groyne(s) (PR3), nearshore breakwater(s) (PR4) and a seawall (PR5) have all been recommended for further investigation to assess their suitability.

The options of avoiding further development (AV) in hazardous areas and implementing planning controls to facilitate future managed retreat (MR3) from these areas have both been recommended. Planning controls to accommodate risk (AC1) and the preparation of emergency plans and controls (AC2) have also been recommended. Low cost protection options such as dune care and sand management (PR1) are recommended for implementation.

An assessment of adaptation options recommended for further investigation within priority management unit CE3 is provided in **Section 5.4** below. Details around the implementation of adaptation options, for each management unit, are presented in **Section 6**.

#### 5.3.2 Jurien Bay

##### JB1 and JB2

South of Island Point (JB1) and Jurien Bay Township South (JB2) management units are similar in containing predominantly natural assets. The developed area south of this CHRMAP study area boundary is located within 200m of the present day shoreline. This compares to the maximum 2110 hazard line width of 234 m (**Table 2-4**) at the southern boundary of the study area (southern boundary of JB1) and hence further investigation of this coastal area would be warranted. The outcomes of the multi-criteria analysis are consistent for the two management units. It is recommended that substantial residential and commercial development is avoided (AV) in the management units. Planning controls (MR3, AC1) are recommended for implementation to prevent inappropriate development. Low cost protection options such as dune care and sand management (PR1) are recommended for implementation within the management units. Beach nourishment (PR2) and hard protection options (PR3, PR4 and PR5) have been assessed as expensive and inappropriate with respect to the existing assets and nature of the risk in these management units, so have not been recommended.

##### JB3 and JB4

The outcomes of the multi-criteria analysis are consistent for Jurien Bay Township South management unit (JB3) and the Jurien Bay Township North management unit (JB4).



The multi-criteria analysis has recommended that the process of implementing managed retreat of assets (MR2) be further investigated. The protection options of beach nourishment (PR2), groyne(s) (PR3), nearshore breakwater(s) (PR4) and a seawall (PR5) have all been recommended for further investigation to assess their suitability.

The options of avoiding further development (AV) in hazardous areas and implementing planning controls to facilitate future managed retreat (MR3) from these areas have both been recommended. Planning controls to accommodate risk (AC1) and the preparation of emergency plans and controls (AC2) have also been recommended. Low cost protection options such as dune care and sand management (PR1) are recommended for implementation.

Details around the implementation of adaptation options, for each management unit, are presented in **Section 6**.

## 5.4 Adaptation Options – Cervantes Township Central (CE3)

### 5.4.1 Introduction

There are 49 residential properties lying seaward of the 2110 coastal hazard line in this management unit, with commercial property and public facilities also identified as vulnerable (**Appendix A**). The economic value associated with these properties has led to their high vulnerability rating at present, meaning immediate implementation of adaptation measures should be considered. The commercial property at highest risk is currently occupied by Indian Ocean Rock Lobsters which is a major employer in Cervantes and which requires access to seawater as it is a “live” facility. There is currently minimal beach buffer between the shoreline and commercial infrastructure and a lack of public access along the beach seaward of the commercial property.

As described in **Section 2.2**, a small section of seawall has been constructed adjacent to the existing jetty abutment in front of the commercial property which is shown in **Figure 5-1** below. The design basis and expected future performance of this seawall is uncertain. There are also existing groynes and jetty abutments along this section of coast which influence sediment transport processes in the area, particularly the Department of Transport groyne (built in 1992) which is the largest of the features and helps retain sand to its south.



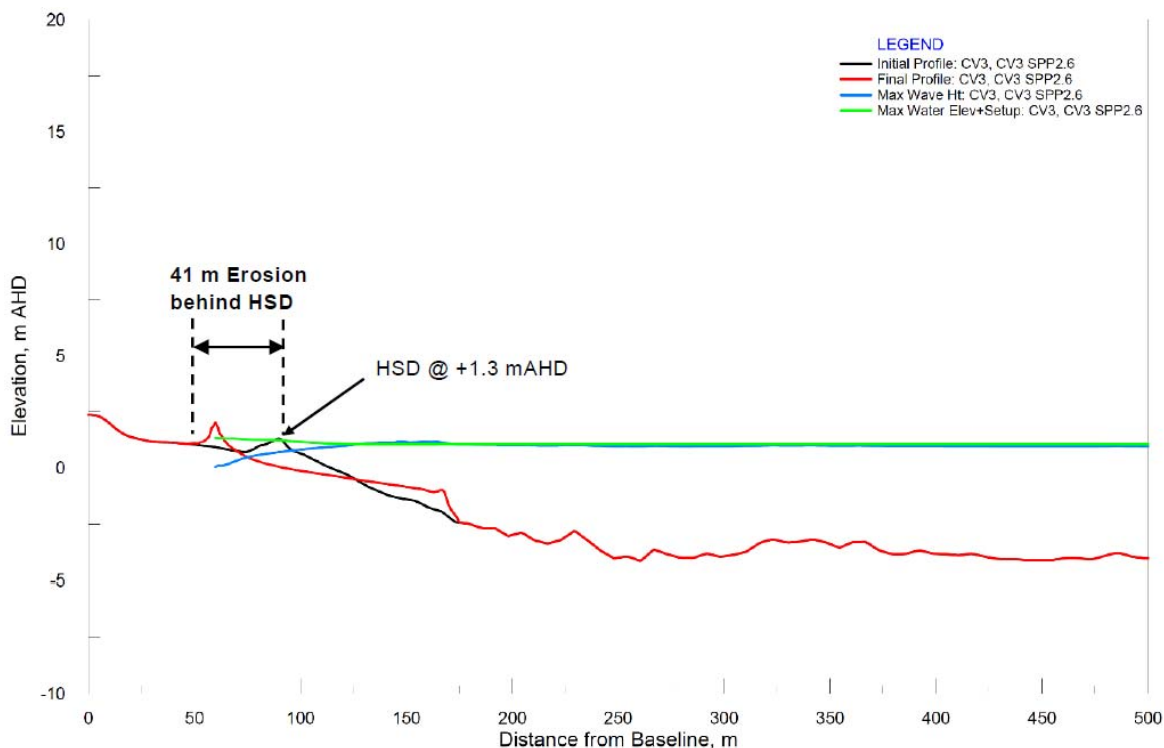
**Figure 5-1 Small section of seawall in front of Indian Ocean Rock Lobster property**

The public park areas and residential property to the south of the commercial property lie behind a low-lying, narrow and relatively sparsely vegetated dune which is unlikely to provide a significant degree of protection during an extreme erosion event (e.g. the 100 year ARI event modelled to determine S1).

The S1 erosion allowance calculated for this area (MRA 2016) is 41 m as shown in **Figure 5-2** (reproduced from MRA, 2016) which highlights the low-lying nature of the land adjacent to the current shoreline and demonstrates how the infrastructure in the area is currently at risk of damage in a large erosion event. In addition to coastal erosion risk, the area is low-lying and is likely to be prone to coastal inundation, which will be included in the next revision of the CHRMAP in approximately 5 years.

The historical shoreline movement in management area CE3 was analysed in MRA (2016) and showed that the shoreline in this area typically experienced erosion between 1943 and the mid-1990s but then stabilised and has accreted since, most likely in response to the construction of the DoT groyne in 1992.

The Indian Ocean Rock Lobster facility has been in operation since 2008. It contains holding tanks for live lobsters and also operates as a tourism attraction showcasing the live facility and selling seafood products (including a fast food outlet). Recently the decision was made by the Shire to amend the Local Planning Scheme to rezone the area used by the facility from “Residential/Industry” to “Special Use – Tourism and Industry”. Conditional to the rezoning is that the development have due regard to coastal hazards (as per SPP2.6) and be responsive to measures identified in this CHRMAP.



**Figure 5-2 S1 results for CE3 (MP Rogers and Associates 2016, Cervantes Zone 3)**

#### 5.4.2 Value of Assets at Risk

An estimate of the economic value (2015 \$) of built assets lying seaward of the 2030 coastal hazard line is presented in **Table 5-4**. Note that this table only includes assets in CE3. To provide context for subsequent discussion of the application of a beneficiary pays system to fund future coastal management the Shire’s revenue base, in 2015 dollars, for the 15-year period (2015 to 2030) is also estimated in **Table 5-4**.

**Table 5-4 Summary of estimated value (2015 \$) of vulnerable built assets in Cervantes**

Asset type	unit	Rate(\$)	2030	
			#	value (\$)
Roads (main)	m	800	0	-
Roads (secondary)	m	500	96	\$ 48,000
Footpaths / Cycleways / Beach Access	m	350	560	\$ 196,000
Carpark	m <sup>2</sup>	70	11304	\$ 791,280
Private properties: residential				
- land vacant	#	250,000	1	\$ 250,000
- houses and improvements	#	250,000	0	-
Private properties: commercial, holiday accommodation				
- land	m <sup>2</sup>	150	3000	\$ 450,000
- improvements (chalets)	#	180,000	0	-
<b>Total</b>				<b>\$ 1,735,280</b>
Rate Base Revenue over 15 years, 2015 to 2030 (in 2015 \$)				
Affected properties	#	\$1000 <sup>#</sup>	49	\$735,000
Township	#	\$1000 <sup>#</sup>	990	\$14,850,000
Shire	#	\$1000 <sup>#</sup>	2000 <sup>#</sup>	\$30,000,000

<sup>#</sup>Estimated

#### 5.4.3 Accommodate (AC2)

Redevelopment of the Indian Ocean Rock Lobster facility offers the opportunity to ensure that the erosion and inundation risks are accommodated as far as is practicable. It is easier to accommodate inundation through development controls, such as ensuring finished floor heights are adequate for expected flood levels, than it is to accommodate erosion. However, as part of the development, the company hopes to build and maintain a private jetty in addition to the informal seawall and jetty abutment which have already been put in place. Any plans to accommodate coastal hazards through the redevelopment should be underpinned by the investigations undertaken as part of the CHRMAP process, as well as other scientific investigations in the area.

#### 5.4.4 Remove and Relocate (MR2)

Removal or relocation of properties at risk of erosion is an option for management area CE3.

There are currently no specific mechanisms for government funded managed retreat in the CHRMAP context, however voluntary or compulsory acquisition may be implemented under the provisions the LAA or the P&D Act (See **Section 4.1**).

It is reasonable to assume that triggers for retreat might include:

- > Distance of the asset from the HSD is less than S1 (i.e. 41m for CE 3);
- > Loss of legal access to property; or
- > Loss of essential services.

The distance of the commercial infrastructure from the HSD datum is less than 10 m for this area, so the need for retreat in relation to S1 (and possibly in relation to a set distance) would already be triggered as these structures could be impacted by a single storm event. The adjacent residential buildings are located further from the HSD (generally 50-60m) so would not currently trigger the need for retreat in relation to S1. The public park areas are located closer to the HSD (generally 10-20m) however the nature of these assets means they should remain in place until unserviceable.

The majority of infrastructure within the 2030 hazard line is public infrastructure, however in the event of voluntary or compulsory acquisition of private properties, this could be estimated as costing up to around \$1 M.

**R\_CE3.1:** It is recommended that a comprehensive economic study, including detailed economic analysis and proposed costs apportionment to identified beneficiaries, be undertaken by the Shire and the State to guide eventual managed retreat from hazardous areas.

#### **5.4.5 Beach Nourishment (PR2)**

Sand nourishment aimed at increasing the width of the beach and increasing the buffer against coastal erosion in management area CE3 is an option for reducing the risk of erosion, but may be of limited value without being used in conjunction with groynes as outlined below. Although sand nourishment as a standalone option has not been costed, nourishment providing an offset for shoreline recession has been estimated by MP Rogers in 2015 as 144,000 m<sup>3</sup>. At a unit rate of \$35/m<sup>3</sup> from terrestrial sources this equates to a cost of approximately \$5 million. It appears the DoT groyne at the northern end of this management area may already be saturated at present and either the nourishment may be scheduled for a period following the erosion of sand from the groyne area, or if extending the beach buffer zone is desired then the groyne structure may be extended further offshore.

Sand nourishment of a much smaller scale is also an option, particularly as an interim short term solution in response to erosion events or to protect infrastructure at risk while long term solutions are investigated and implemented.

#### **5.4.6 Groynes (PR3)**

A preliminary costing of structural protection options for Cervantes was undertaken for the Shire by MP Rogers in 2015 (MRA, 2016). A best practice approach was adopted which recommended the following groyne and nourishment characteristics for protection of Cervantes (not just CE3) up to 2030:

- > 2 additional groynes;
- > Additional width of beach profile required: 20 m;
- > Total length of 140 m; and
- > Sand nourishment volume 144,000 m<sup>3</sup>.

The total cost of using groynes as a protection measure for the 15 year period was estimated at approximately \$9 million. Note that the above approach and costing is of a preliminary nature and that detailed design would need to be carried out based on site specific data (assuming this is available), and the impacts on adjoining areas would need to be investigated. The above costings are also representative of “best practice” and it is possible that more cost effective options may be adequate for shorter term protection of assets.

In addition to the capital cost, the cost of maintenance of the groynes was estimated by MP Rogers to be approximately \$200,000 per decade.

#### **5.4.7 Seawall (PR5)**

A preliminary costing for construction of a seawall at Cervantes was undertaken for the Shire by MP Rogers in 2015 (MRA, 2016). A best practice approach was adopted which recommended a 600 m long rock seawall. The estimated cost of constructing a seawall was \$2.3 million. Additionally, ongoing seawall monitoring and maintenance costs need to be considered, and these are likely to be between \$100,000 and \$300,000 per decade.

The installation of a seawall is likely to be seen as unacceptable to many members of the community, due to the likely loss of beach access and amenity in the area it is installed. The potential to divert and exacerbate erosion issues elsewhere will likely lead to additional coastal management costs, which have not been accounted for in estimating the cost implications of the seawall protection method.

**R\_CE3.2:** Unless significant sources of external funding become available, it would not be recommended that hard protection options are implemented to manage coastal erosion hazards in this area. Available funding should be directed at managing the retreat of built infrastructure from this area as it becomes vulnerable.

**R\_CE3.3:** It is recommended that major coastal management investment decisions are reserved until the hazards associated with coastal inundation have been incorporated into the CHRMAP.



## 6 IMPLEMENTATION

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A range of options for addressing the challenges of coastal erosion and its effects on the coastal zone over the next decade and century have been outlined in the preceding chapters. In general, the threat to significant assets is predicted to occur only after 2030 and become progressively more severe into the latter part of the century. While it is natural that local communities would prefer to protect and preserve the current features of the coastal zone, the reality is that unless some new and innovative protection methods are developed, the costs of maintaining current features will likely become prohibitively expensive at some point in the future. The interim nature of protect options needs to be recognised across the community and, the adaption options developed and solutions optimised for social, environmental and economic (affordability) drivers. This section first discusses the issues around funding and equity, then addresses the plan for implementation of recommended adaptation options up to the 2030 timeframe with a strategic view on the likely adjustments over the next century, to 2110.

### 6.1 Funding and Equity

In accordance with the CHRMAP guidelines, equity implications are considered with a particular focus on identifying who may benefit and who may be disadvantaged by proposed management options. This then raises the question of who would be expected to bear the cost of implementation.

#### 6.1.1 Cervantes CE3

As introduced in **Section 2.2**, a small section of seawall has been constructed adjacent to the existing jetty abutment in front of the Indian Ocean Rock Lobsters property, providing temporary protection. There is currently minimal beach buffer between the shoreline and commercial infrastructure and a lack of public access along the beach seaward of the commercial property. Redevelopment of the Indian Ocean Rock Lobster facility should be explored to accommodate erosion and inundation risks. The facility provides benefits to the local community, being a major employer in the town and, as such, the equitable apportionment of costs across beneficiaries will require further investigation.

The complex coastal processes around Cervantes and its offshore reefs will need to be monitored to inform the need for sand nourishment in future within CE3. Both the local community and visitors to the township would benefit from sand nourishment and it is recommended that the mechanisms available to generate revenue from these beneficiaries be investigated. The cost for sand nourishment is estimated at around \$5M, but would likely only be considered in conjunction with the construction of additional groynes costing an estimated \$9M. These items would provide protection for some 15 years only. For the longer term, and given current day knowledge of coastal processes and protection measures, the implementation plan aims to exercise the retreat option and it is recommended that detailed implementation of the draft Guidelines for Planned or Managed Retreat (DoPLH, 2017c) be investigated.

#### 6.1.2 Jurien Bay

One row of housing, Grigson St and Heaton St fall within the 2110 hazard line in JB3. Should a protect strategy be adopted then the capital cost for a seawall or groynes may be spread over a larger group of beneficiaries within the local community. If adopted, it is likely that a protect strategy would transition to retreat at the end of the design life of the seawall/groynes around 2070, by which point the removal/relocation of the streets and utility infrastructure would need to be considered.

The complex coastal processes around Jurien Bay and its offshore reefs will need to be monitored to inform the need for sand nourishment in future, within JB3 and JB4. Sand management would benefit the local community and visitors to the township. It is recommended that the mechanisms available to generate revenue from these beneficiaries be investigated.

### 6.2 Long Term Pathways and Short Term Implementation

The information collated through the various stages of the CHRMAP process, including outcomes of the risk assessment and subsequent analyses summarised in the preceding sections, have been used to define priority actions for implementation by the Shire and other stakeholders. The proposed implementation

actions are intended to reduce the risk posed by coastal hazards in the immediate to short term (up to 2030), with consideration of the long term 100 year planning horizon.

The implementation plan has been structured to group actions in accordance with the WAPC (2014a) adaptation hierarchy. In addition, adaptation responses can be defined as being related to either, planning and development or to engineering as discussed by the Planning Institute of Australia's (PIA) National Land Use Planning Guidelines for Disaster Resilient Communities (2015).

The long-term pathway for each management unit is both an input and an output to the adaptation option assessment. For example, in a management unit containing few built assets the long term strategic pathway is one of avoiding development. By contrast, in areas containing built assets under threat in the long term decisions about when to transition from a protect strategy to a retreat strategy need to be made.

It is clear that planning decisions made decades and even centuries in the past, prior to understanding the implications of sea level rise and coastal erosion, are a key contributor to the current situation where assets are now at risk.

**R1** - It is recommended that a comprehensive investigation of each community and visitors be undertaken to identify beneficiaries of proposed protection areas. The investigation should assess the economic stimulus provided by tourism and mechanisms for recouping costs from identified beneficiaries (e.g. parking fees, visitor entry fee, increased shire rates or levies, etc.) to inform the future review of the strategies and options outlined in this CHRMAP.

In the shorter term, roughly the next decade up to 2030, there are a number of specific recommendations that may be implemented. These range from investigations to provide more detailed analyses to inform balanced decisions, monitoring to assess whether the predicted threats of coastal erosion actually occur, community consultation to better educate the community about the impending threats and need to plan for their eventuality and consequences.

### 6.3 Triggers

The Draft Guidelines for Planned or Managed Retreat (DoPHL, 2017c) provide a guidance on the appropriate triggers or criteria to commence actioning a particular management response. The guidelines suggest the following:

*Planned retreat allows development to remain and be safely used until the coastal hazard risk becomes unacceptable. Initiation of the process to remove at risk development can be controlled by triggers such as:*

*Trigger 1. Where the most landward part of the Horizontal Shoreline Datum (HSD) is within 40 metres of the most seaward point of a development or structure.*

*Trigger 2. Where a public road is no longer available or able to provide legal access to the property.*

*Trigger 3. When water, sewage or electricity to the lot is no longer available as they have been removed/ decommissioned by the relevant authority due to coastal hazards.*

*The trigger distance determines when planned retreat is activated for a particular development.*

For the specific sites within The Shire the criterion outlined in Trigger 1 has already been exceeded. Triggers 2 and 3 are relevant to sections of management units CE3 and JB3 where public roads and potentially utilities services are located seaward of the 2110 Hazard line, but landward of the 2070 hazard line. Given that the projected risk to these assets is half a century away, and there appear to be more pressing issues in the shorter term, it is prudent to adopt a set of triggers based on the immediate term recommendations and around the HSD shoreline movement criteria. For the purpose of this CHRMAP the following triggers have been adopted and applied to each management unit (**Appendix I**):

Trigger 1: CHRMAP recommendation

Trigger 2: HSD plus S1 reaches 2030 vulnerability line

Trigger 3: HSD plus S1 reaches 2070 vulnerability line

#### Trigger 4: Minor Infrastructure becomes damaged or unsafe

In the above triggers it is assumed that the HSD line will be determined annually or at least soon after major storm erosion events to inform the ongoing assessment of the Trigger criteria. Hazard line estimates for interim planning horizons at 2050 and 2090 have also been generated. Finer temporal resolution of the triggers may be implemented using these lines during future revision of the CHRMAP, each 5-10 years. At this time it is important to agree the concepts and implementation process before getting too detailed on the trigger values.

Specific long term pathways and short term implementation recommendations for the priority management units are discussed in the following sections.

## 6.4 Cervantes

### 6.4.1 Long Term Pathway

The long term pathway for the Cervantes Township should aim for the eventual managed retreat and accommodation of built infrastructure, as it becomes vulnerable to coastal hazards and/or interferes with the maintenance of an appropriate coastal foreshore reserve (as defined in Section 5.9 of SPP2.6). The development of emergency plans and controls should occur for the management of coastal hazards. For major infrastructure, such as residential and commercial property, managed retreat should occur when the risk to infrastructure becomes intolerable and it is no longer viable or acceptable to the Shire's community to implement protection measures. For undeveloped areas, the long term pathway should focus on avoiding inappropriate development, to prevent unnecessary future cost and potential liability for the Shire.

Proposed long term pathways for the individual Management Units within Cervantes (CE1, CE2, CE3 and CE4) are provided in **Appendix I**. The key tools that will underpin the achievement of these long term pathways are planning controls, which were discussed in **Section 4**. Protection mechanisms using hard structures for the Township should be carefully assessed and guided by appropriate triggers to determine their suitability for implementation, particularly given they are likely to provide interim protection only.

### 6.4.2 Short Term Implementation – Cervantes Township Central (CE3)

The following adaptation pathway is proposed:

**Short to Medium term:** Protect in a manner that maintains existing social values and within budgetary constraints, until such time as triggers for retreat are exceeded following which the planned retreat strategy be implemented.

Recommendations arising from the above assessment for CE3 are provided in **Table 6-1**.

**Table 6-1 Recommendations and adaptation planning recommendations for CE3**

ID	Recommendation
R_CE3.1	The Shire and State to undertake a comprehensive economic study, including detailed economic analysis and proposed costs apportionment to identified beneficiaries, to guide eventual managed retreat from hazardous areas.
R_CE3.2	Unless significant sources of external funding become available, it would not be recommended that hard protection options are implemented to manage coastal erosion hazards in this area. Available funding should be directed at managing the retreat of built infrastructure from this area as it becomes vulnerable.
R_CE3.3	Major coastal management investment decisions are reserved until the hazards associated with coastal inundation have been incorporated into the CHRMAP.
R_CE3.4	Avoid further residential or commercial development within the 100 year hazard line.
R_CE3.5	Ensure that coastal hazard management commitments in the redevelopment application for the Indian Ocean Lobster facility are consistent with this CHRMAP.

R_CE3.6	Ensure that conditions of re-zoning re-development of the Indian Ocean Lobster facility are met and independently audited.
R_CE3.7	Ensure that any coastal protection structures gain appropriate environmental approvals, are designed by appropriately qualified engineers and the decommissioning at end of design life is consistent with the long term plan of this CHRMAP.
R_CE3.8	Allow ongoing use of public park, pathway and picnic facilities until it is unsafe to continue to do so.
R_CE3.9	Major investment decisions with regards to coastal infrastructure should be reserved until after coastal inundation projections have been incorporated into the CHRMAP.

## 6.5 Jurien Bay

### 6.5.1 Long Term Pathway

The long term pathway for the Jurien Bay Township should aim for the eventual managed retreat of built infrastructure, as it becomes vulnerable to coastal hazards and/or interferes with the maintenance of an appropriate coastal foreshore reserve (as defined in Section 5.9 of SPP2.6). For major infrastructure, such as residential and commercial property, this retreat should occur when the risk to infrastructure becomes intolerable and it is no longer viable or acceptable to the Shire's community to implement protection measures. For undeveloped areas, the long term pathway should focus on avoiding inappropriate development, to prevent unnecessary future cost and potential liability for the Shire.

Proposed long term pathways for the individual Management Units within Jurien Bay (JB1, JB2, JB3 and JB4) are provided in **Appendix I**. The key tools that will underpin the achievement of these long term pathways are planning controls, which were discussed in **Section 4**. Protection mechanisms using hard structures for the Township should be carefully assessed and guided by appropriate triggers to determine their suitability for implementation.

### 6.5.2 Short Term Implementation

The following adaptation pathway is proposed:

**Short to Medium term:** Investigate hard protection options ensuring that it maintains existing social values and within budgetary constraints; investigate the mechanism for planned retreat of vulnerable assets; and implement planning changes to avoid future development in currently undeveloped areas.

## 6.6 Shire of Dandaragan Monitoring Plan

Monitoring of the ongoing changes in actual shoreline movements and the response to storm erosion events is critical to assess compliance with trigger criteria for the management actions, to inform the future revisions of hazard lines and the CHRMAP. A monitoring plan should be developed for the townships, prioritising monitoring activities based on available funding. The *Seabrid, Ledge Point, Lancelin – Coastal Monitoring Action Plan* (Seashore Engineering, 2017) provides a high level of detail on coastal monitoring techniques. It is applicable to different areas than those assessed in this CHRMAP, but deals with similar coastal environments and the proposed monitoring is generally transferable to sites within the Shire. In general the monitoring, data collation and analysis is to include:

- > Annual Beach Profile Surveys;
- > Horizontal Shoreline Datum determination from aerial photos;
- > Post wave erosion event (>2 yr ARI wave) beach profiles;
- > Cyclone storm surge flooding event inundation levels; and
- > Seawall, groyne and shoreline protection devices condition monitoring.

The Shire will also require data from updates from the State and Federal programs providing offshore wave data, winds and rainfall, ecological community information and threatened species registers and other data sets. This information needs to be collated to inform the updates to hazard line projections and revise CHRMAP adaptation strategies as appropriate.

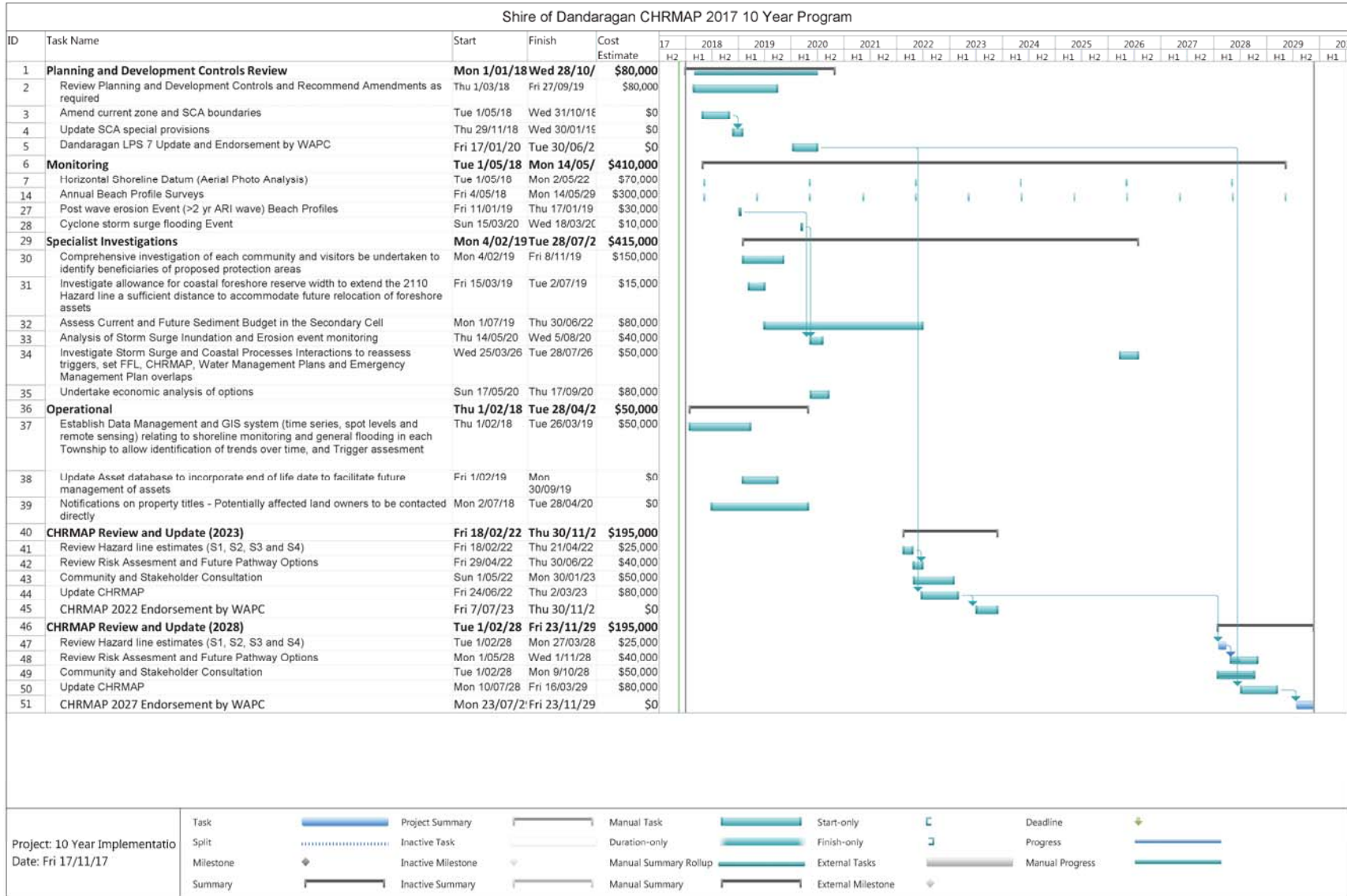
## 6.7 Shire of Dandaragan Implementation Plan (to 2030)

The implementation plan for the next decade up to 2030 is shown in the Gantt chart presented in **Figure 6-1** and Tasks listed below in **Table 6-2**.

**Table 6-2 Tasks for Implementation up to 2030, schedule start and end dates and approximate costs**

Task Name	Start	Finish	Cost Estimate \$1,000s
<b>Planning and Development Controls Review</b>	<b>1 Jan '18</b>	<b>28 Oct '20</b>	<b>\$155</b>
Review Planning and Development Controls and Recommend Amendments as required	1 Mar '18	27 Sep '19	\$80
Amend current zone and SCA boundaries	1 May '18	31 Oct '18	\$15
Update SCA special provisions	29 Nov '18	30 Jan '19	\$20
Dandaragan LPS 7 Update and Endorsement by WAPC	17 Jan '20	30 Jun '20	\$40
<b>Monitoring</b>	<b>1 May '18</b>	<b>14 May '29</b>	<b>\$410</b>
Horizontal Shoreline Datum (Aerial Photo Analysis)	1 May '18	2 May '22	\$70
Annual Beach Profile Surveys	4 May '18	14 May '29	\$300
Post wave erosion Event (>2 yr ARI wave) Beach Profiles	11 Jan '19	17 Jan '19	\$30
Cyclone storm surge flooding Event	15 Mar '20	18 Mar '20	\$10
<b>Specialist Investigations</b>	<b>4 Feb '19</b>	<b>28 Jul '26</b>	<b>\$415</b>
Comprehensive investigation of each community and visitors be undertaken to identify beneficiaries of proposed protection areas	4 Feb '19	8 Nov '19	\$150
Investigate allowance for coastal foreshore reserve width to extend the 2110 Hazard line a sufficient distance to accommodate future relocation of foreshore assets	15 Mar '19	2 Jul '19	\$15
Assess Current and Future Sediment Budget in the Secondary Cell	1 Jul '19	30 Jun '22	\$80
Analysis of Storm Surge Inundation and Erosion event monitoring	14 May '20	5 Aug '20	\$40
Investigate Storm Surge and Coastal Processes Interactions to reassess triggers, set FFL, CHRMAP, Water Management Plans and Emergency Management Plan overlaps	25 Mar '26	28 Jul '26	\$50
Undertake economic analysis of options	17 May '20	17 Sep '20	\$80
<b>Operational</b>	<b>1 Feb '18</b>	<b>28 Apr '20</b>	<b>\$80</b>
Establish Data Management and GIS system (time series, spot levels and remote sensing) relating to shoreline monitoring and general flooding in each Township to allow identification of trends over time, and Trigger assesment	1 Feb '18	26 Mar '19	\$50
Update Asset database to incorporate end of life date to facilitate future management of assets	1 Feb '19	30 Sep '19	\$20
Notifications on property titles - Potentially affected land owners to be contacted directly	2 Jul '18	28 Apr '20	\$10
<b>CHRMAP Review and Update (2023)</b>	<b>18 Feb '22</b>	<b>30 Nov '23</b>	<b>\$210</b>
Review Hazard line estimates (S1, S2, S3 and S4)	18 Feb '22	21 Apr '22	\$25
Review Risk Assessment and Future Pathway Options	29 Apr '22	30 Jun '22	\$40
Community and Stakeholder Consultation	1 May '22	30 Jan '23	\$50
Update CHRMAP	24 Jun '22	2 Mar '23	\$80
CHRMAP 2022 Endorsement by WAPC	7 Jul '23	30 Nov '23	\$15
<b>CHRMAP Review and Update (2028)</b>	<b>1 Feb '28</b>	<b>23 Nov '29</b>	<b>\$210</b>
Review Hazard line estimates (S1, S2, S3 and S4)	1 Feb '28	27 Mar '28	\$25
Review Risk Assessment and Future Pathway Options	1 May '28	1 Nov '28	\$40
Community and Stakeholder Consultation	1 Feb '28	9 Oct '28	\$50
Update CHRMAP	10 Jul '28	16 Mar '29	\$80
CHRMAP 2027 Endorsement by WAPC	23 Jul '29	23 Nov '29	\$15





**Figure 6-1 Shire of Dandaragan CHRMAP 2017: 10 year suggested program of work**

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Shire of Dandaragan  
Coastal Hazard Risk Management  
and Adaptation Plan

APPENDIX

A

HAZARD MAPS BY  
MANAGEMENT UNITS

Shire of Dandaragan  
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B

VALUE MAPS AND LIST OF KEY STAKEHOLDERS

Shire of Dandaragan  
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C

ASSET INFORMATION FOR EACH OF  
THE MANAGEMENT UNITS

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D

TECHNICAL NOTE ON RISK  
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RISK ASSESSMENT RATINGS  
AND RESULTS

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F

MULTI-CRITERIA ANALYSIS RESULTS

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G

MULTI-CRITERIA ANALYSIS SUMMARY

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H

PLANNING CONTROLS DISCUSSION

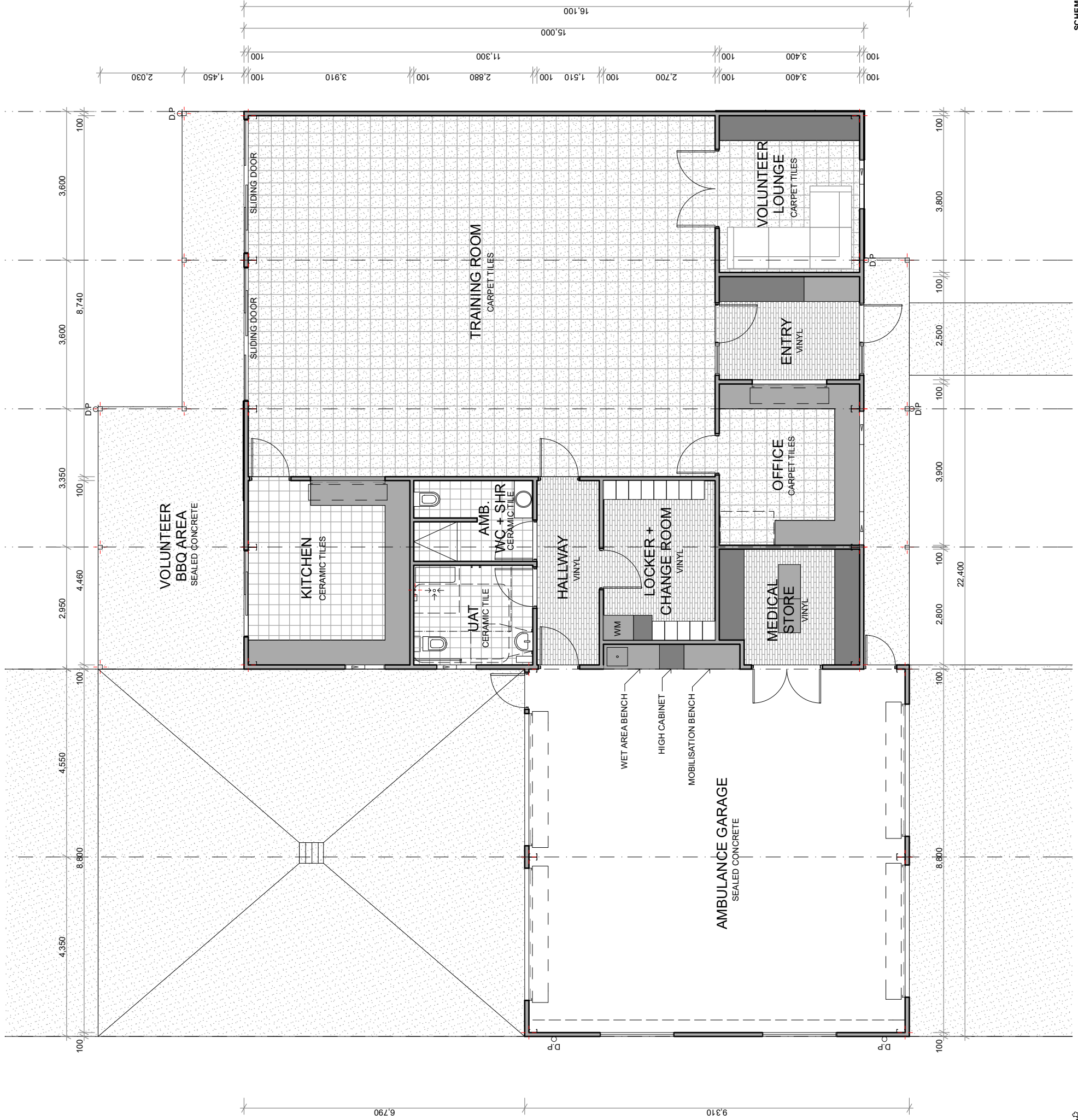


Shire of Dandaragan  
Coastal Hazard Risk Management  
and Adaptation Plan

APPENDIX



LONG TERM PATHWAYS



SCHEMATIC DESIGN

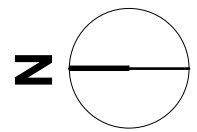
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Memorial Ave, Dowerin, WA

SK03 FLOOR PLAN

JOB No. 1714

SCALE: 1:100

DATE 18/09/2017  
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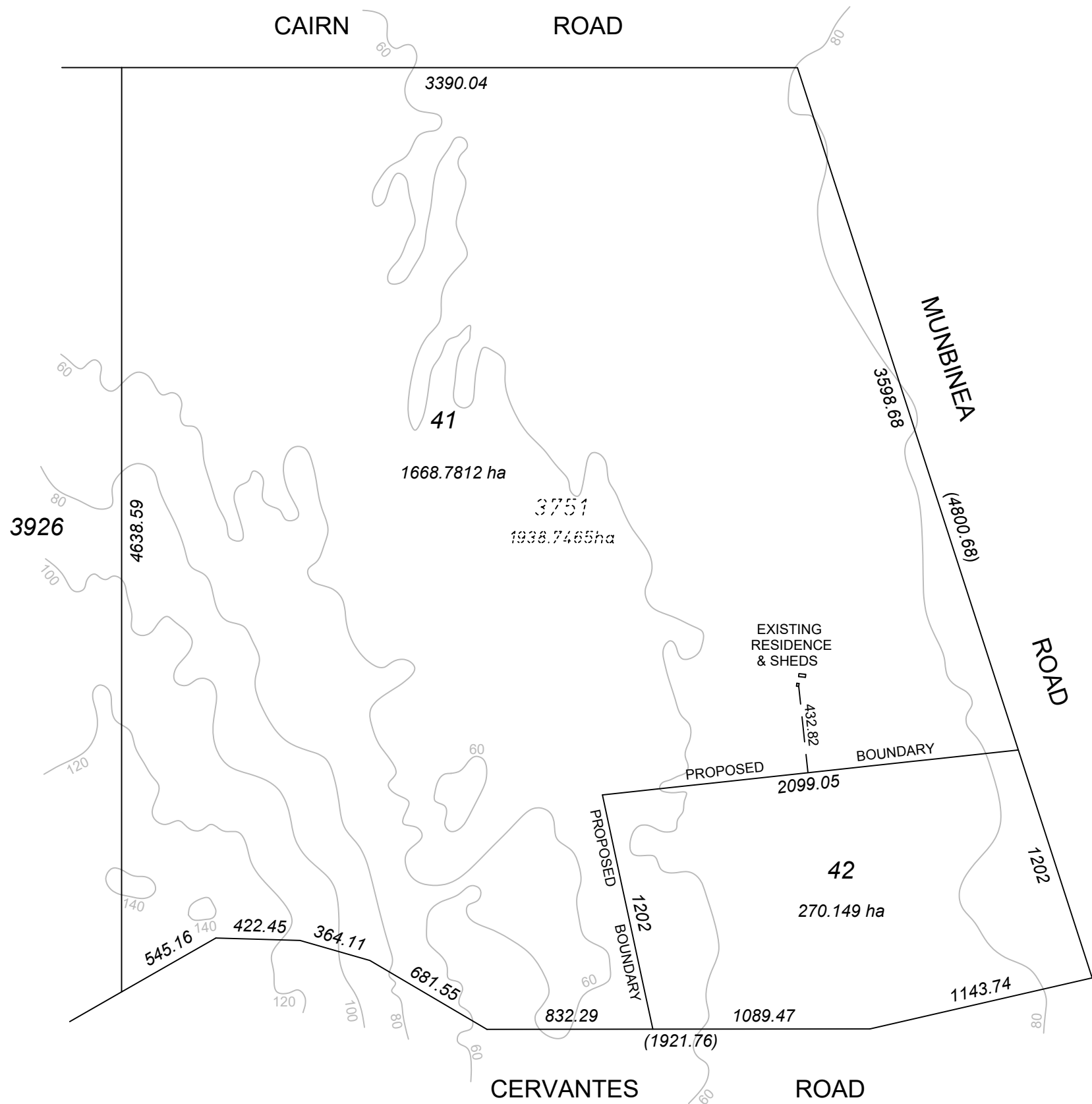


sophine pfuhl architect

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
02-Jan-2018	156106



**WARNINGS:**

1. LOT NUMBERS, DIMENSIONS AND AREAS SUBJECT TO WAPC APPROVAL, SURVEY AND LANDGATE AUDIT.

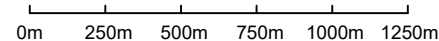
**NOTE: ALL STRUCTURES TO REMAIN**

PLAN OF: **SUBDIVISION APPLICATION**

PROJECT:  
**LOT 3751 ON DP 207071  
 1540 MUNBINEA ROAD,  
 JURIE BAY**

CLIENT:  
**AAA EGG CO**  
 HORIZONTAL DATUM: PLANE  
 VERTICAL DATUM: AHD

**SCALE 1:25000 @ A3**



LOT	DESCRIPTION	AREA
3751	ORIGINAL LOT	1938.7465ha
41	PROPOSED LOT	1668.7812ha
42	PROPOSED LOT	270.149ha

DP/PLAN/DIAGRAM:  
**DP 207071**  
 C/T:  
**VOL 2202 FOL 59**  
 LOCAL AUTHORITY:  
**SHIRE OF DANDARAGAN**

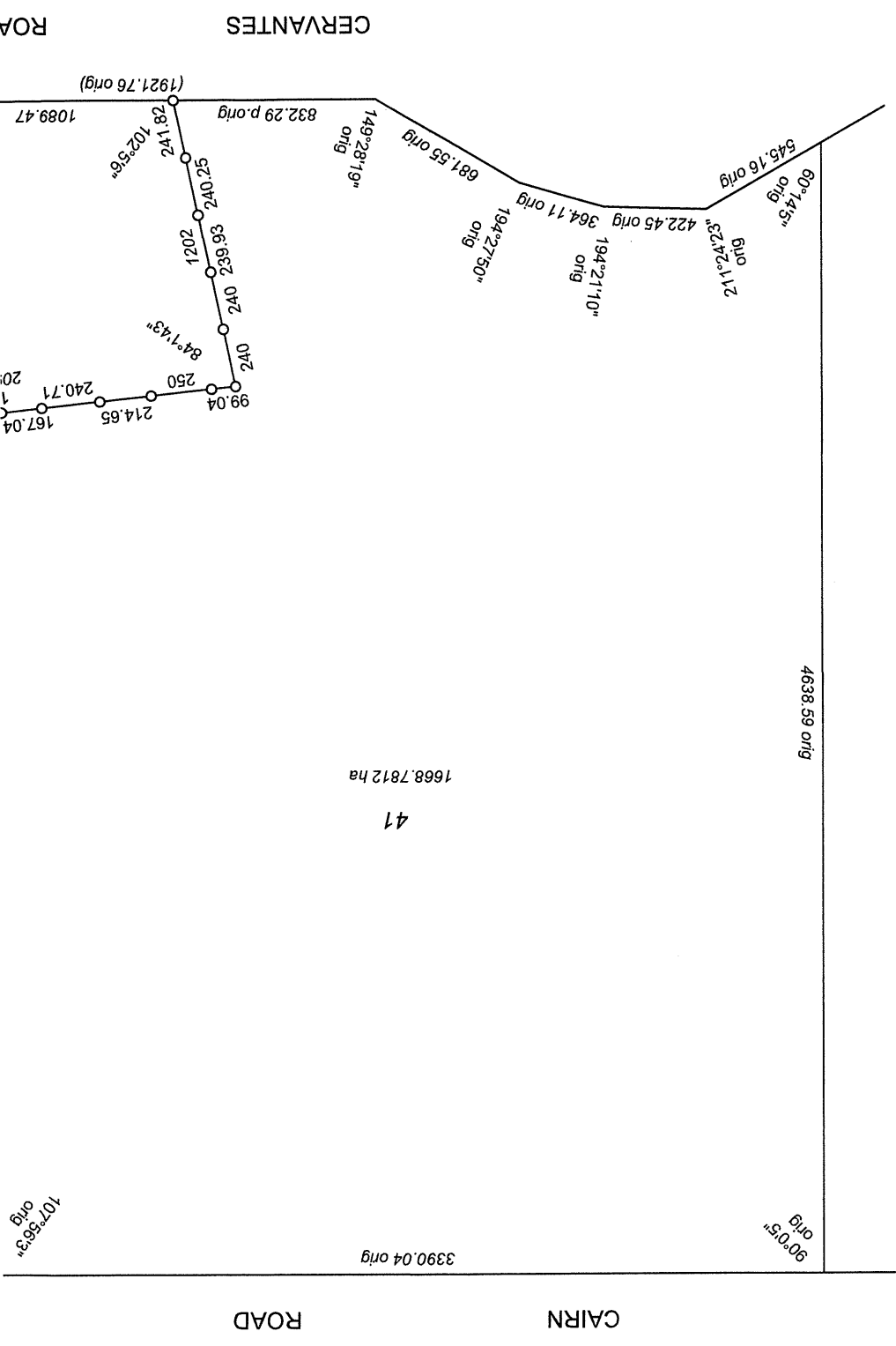
**SCANLAN SURVEYS** PTY LTD  
 LICENSED SURVEYORS  
 P O BOX 429 MIDLAND 6936  
 PH: 08 9250 2261  
 www.scanlansurveys.com.au  
 bill@scanlansurveys.com.au

DRAWN BY:	LF	9/11/2017			
CHECKED BY:	WS	13/11/2017			
APPROVED BY:	WS	13/11/2017	REV	DESCRIPTION	BY DATE
DRAWING FILE: 7955171.DWG			<b>DRAWING: 7955/17/1</b>		REV:

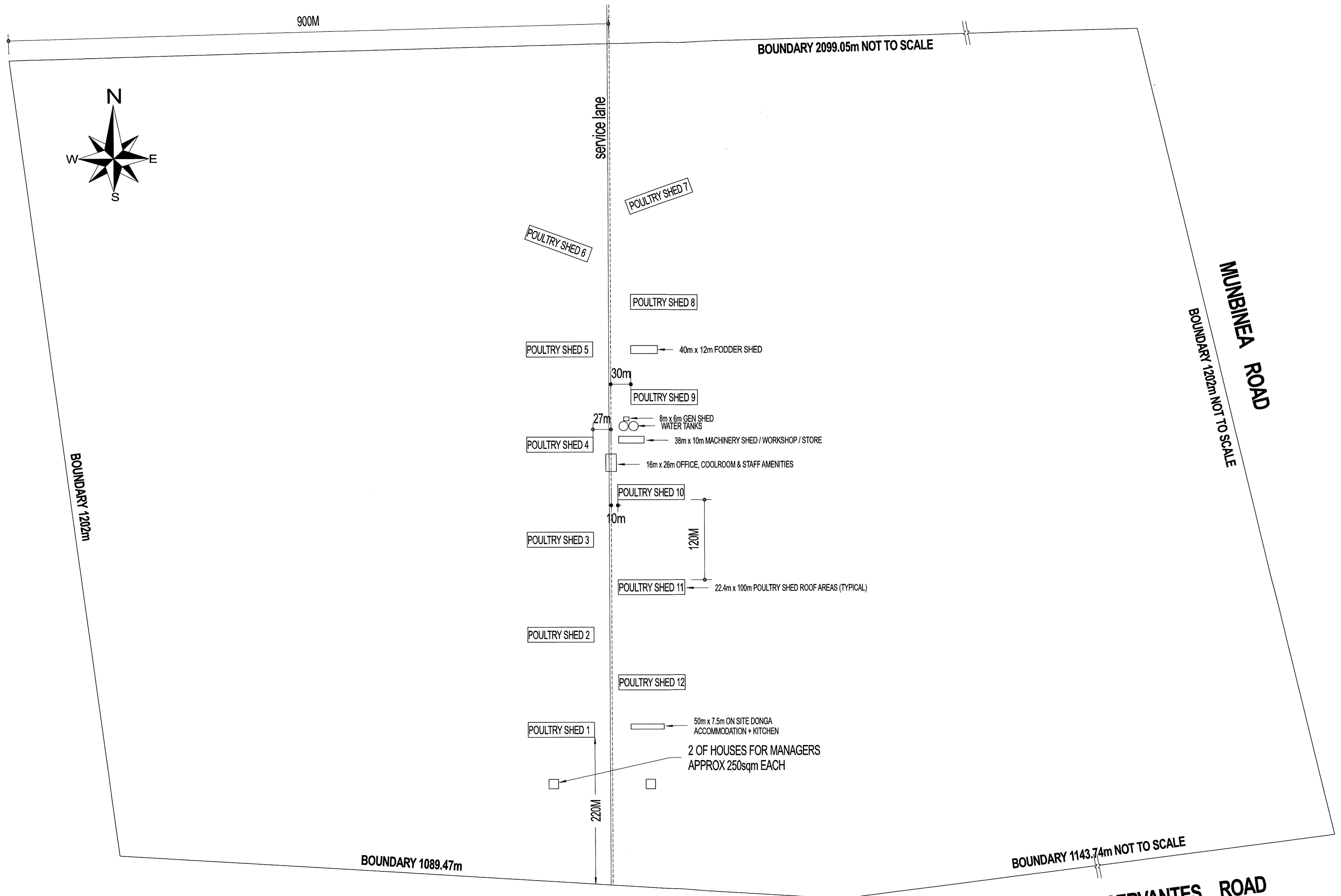
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 HELD BY LANDGATE IN DIGITAL FORMAT ONLY

	SUBJECT	PURPOSE

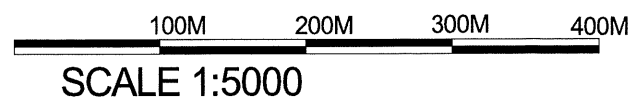
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VER.	AMENDMENT	AUTHORISED BY	DATE

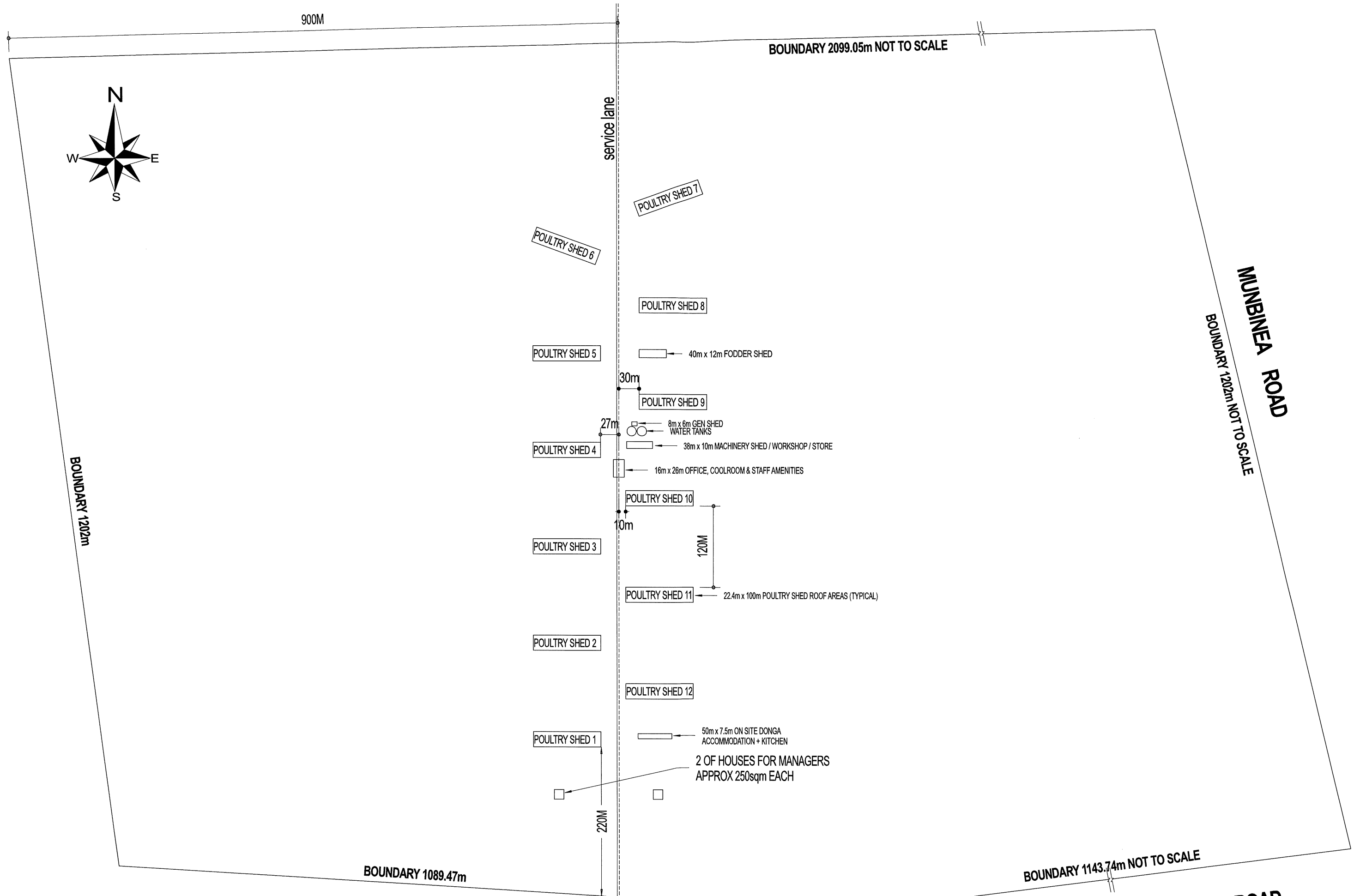


**FREE RANGE EGG JURIEN BAY PRODUCTION SITE # 2**  
**LOT 42 CNR MUNBINEA RD & CERVANTES RD, JURIEN BAY**

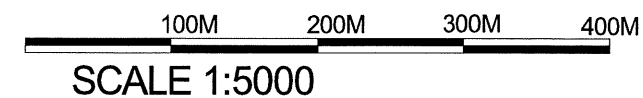


**CERVANTES ROAD**

**LOCALITY SITE PLAN**  
 E:\Documents\JD\2016 AAA\Hill River\Jurien Bay Site.SKF



**FREE RANGE EGG JURIEN BAY PRODUCTION SITE # 2**  
**LOT 42 CNR MUNBINEA RD & CERVANTES RD, JURIEN BAY**



**CERVANTES ROAD**

**LOCALITY SITE PLAN**

E:\Documents\JD\2016 AAA\Hill River\Jurien Bay Site.SKF

# AAA Eggs

## Lot 1540 Mumbinea Rd, Dandaragan.

### Environmental Assessment.

#### **Background**

AAA Eggs have negotiated the subdivision of a formerly 1938.7 ha property, Lot 3751, onto a smaller section, (future Lot 42) of 270 ha, in the south east corner, bounded by Cervantes Rd and Mumbinea Rd. The intention is to develop the property as a free-range egg farm with essentially the same design features as the existing recently developed farm north at 1253 Mumbinea Rd.

#### **Executive Summary**

Bioscience carried out a Land Capability Assessment, comprising of an initial desktop study, followed by a site visit on 2nd November 2017. The desktop study found that there were no apparent constraints on the land due to climate, exposure, landform or zoning, for the purpose of developing it as a free-range chicken farm at the intended central part of the proposed subdivision. However it was noted that there was a wetland area in the north west of the property.

The site visit was carried out to investigate wetland areas and to carry out a soil survey and vegetation assessment for the property. The soil survey showed that, other than the in the central wetland depression, the water table was deeper than 2 metres, which was as far as it was possible to hand auger. In the wetland depression, the water table was found to be at the surface.

With the proviso that no wetland areas are developed, the site is found to be suitable for the planned purpose.



The site has been largely cleared of the original vegetation and there is an area of remnant banksia wood in the central part against Cervantes Rd, and an uncleared wetland area in the north west.

### **2.7 Property facilities**

Apart from fences, there are no improvements on the land.

### **2.8 Council Area: Shire of Dandaragan**

**2.9 Water Supply:** Water for stock has historically been from dams and soaks on the property. The area overlies superficial aquifers, and a Licence application to take groundwater for the watering of stock and irrigation of free range areas has been lodged with the Department of Water and Environmental Regulation. The site lies within the Cervantes sub-area of the Jurien Groundwater Area.



### 3.1 Site Key Features

The key features in relation to the management of the site are considered below. The site is not in a water supply catchment area. The site experiences negligible stormwater run-on from Munbinea Road to the east. There is only evidence of a shallow water table within the western wetland area, whereas on the majority of the property is greater than 3 m above the water table, thus there are no other significant constraints and the risk of effluent transport offsite is low.

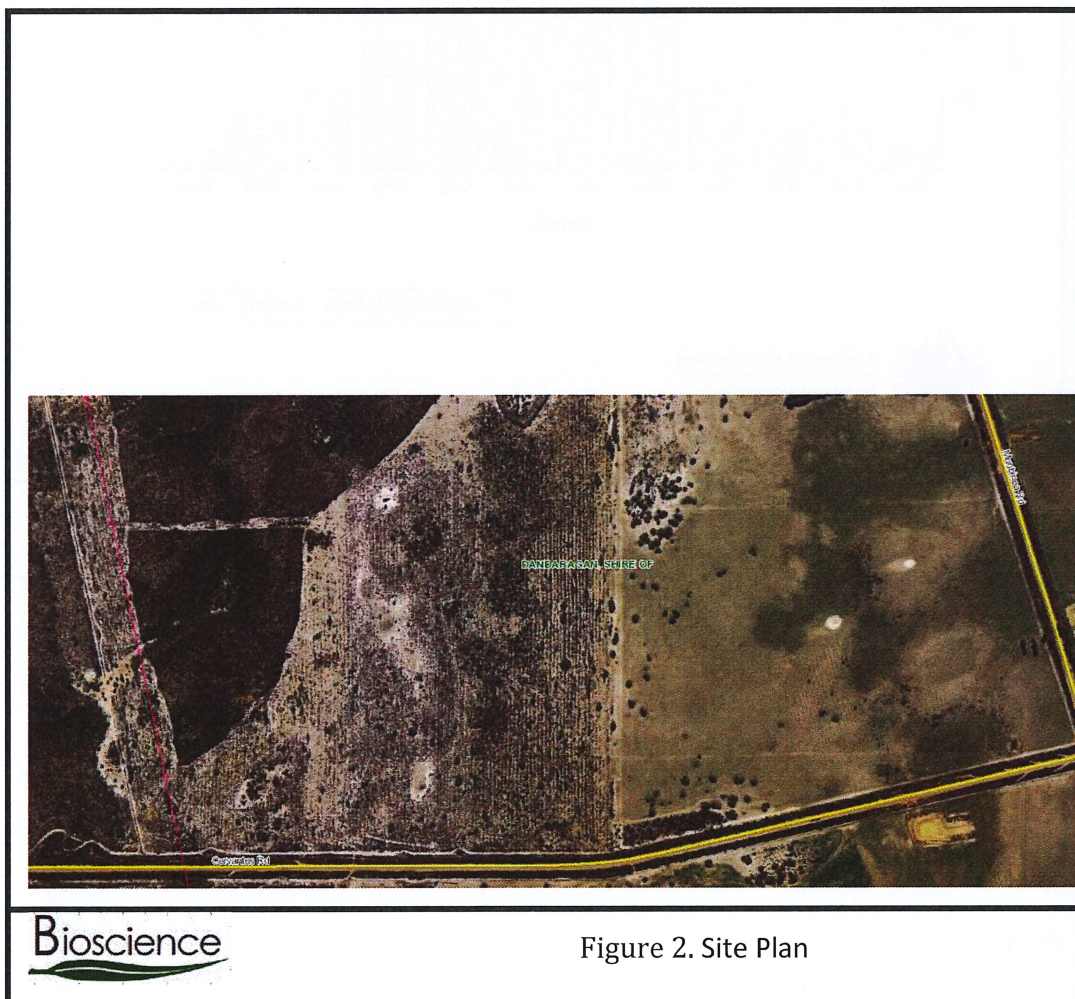
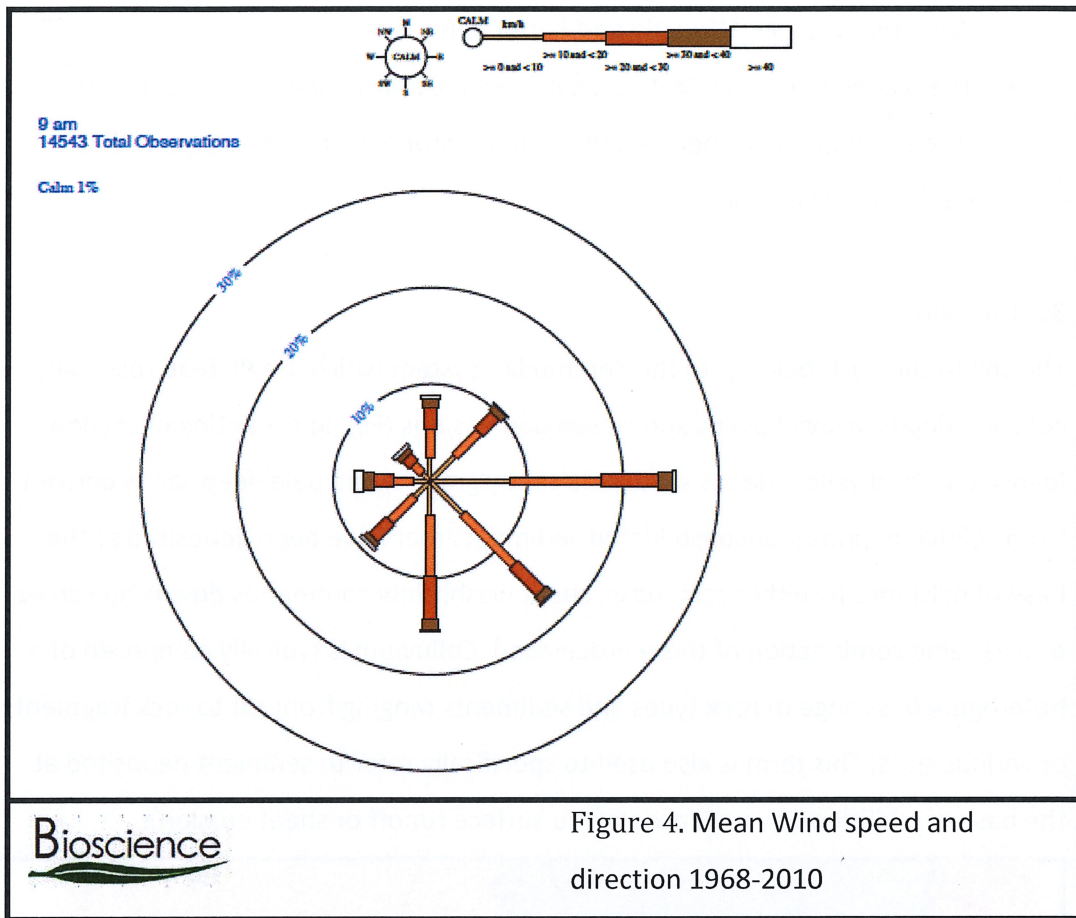


Figure 2. Site Plan

### 3.2 Climate

The site has a Mediterranean climate with maximum temperatures and minimum rainfall in summer. The nearest BOM site experiences an average annual rainfall of 535 mm (Jurien Bay-009131) 18 km NW) and an average of 70 rain days per year. Average annual pan evaporation is taken as being between 2000 and 2400mm (BOM) (Fig.3)



### 3.4 Vegetation

Although largely cleared there are several distinct vegetation areas:

- The majority of the property is pastureland, with a number of component plants, including, annual ryegrass, wild radish (which grows over a range of soil types but prefers slightly acidic, fertile soils with a high level of nitrogen), cape weed (usually dominates paddocks which are bare in autumn, have high soil fertility and few perennial grasses, it is common on high fertility sites such as stock camps and gateways) pelargonium, exotic grasses, such as *Ehrharta calycina*, *Briza sp.* and Rhodes grass. There were also some large areas of Barley grass (common on low fertility soils) on the highest points of the property, which are sandy exposed soils.
- The western part of the property shows signs of recently cleared re-growth, and contained several small trees and shrubs including *Eucalyptus drummondii*, *Eucalyptus foecunda* and *Grevillea eriostachya*. Herbs include



### **3.6 Rocks and Rock Outcrops**

The underlying bedrock is Lesueur Sandstone in the west of the property, which consists of Feldspathic and pebbly sandstone, with siltstone and conglomerate, from the Triassic period. On the east of the property the bedrock is Eneabba formation, which is sandstone interbedded with siltstone and minor carbonaceous shale and coal from the Jurassic Period. There are no rock outcrops on the property.

### **3.7 Erosion Potential**

No surface rocks were observed on the property, and no evidence of erosion was seen. This is consistent with the fairly gentle relief and good rainfall infiltration properties of the soil.

### **3.8 Flood Potential**

Due to the low rainfall, high evaporation rate and high infiltration rates, it is unlikely that the property will suffer flooding except under exceptional conditions. The 100 yr. flood zone for the nearby Hill River does not extend to the property.

### **3.9 Stormwater run-on and upslope seepage**

The site may experience some stormwater run-on and has a minor runoff hazard. There are no visible signs of surface dampness, spring activity or hydrophilic vegetation in the preferred central management area, or elsewhere nearby. Seasonal water logging may occur in the lower western areas of the site, as soils display a minor amount of mottling in the deeper subsoils. Any seasonal water logging could limit percolation of effluent through the soil profile.

### **3.10 Site Drainage and Subsurface Drainage**

From onsite observations and desktop studies it is possible to trace a drainage area in the western wetland area. Generally drainage would be expected to be towards this lowest point.

### **3.11 Recommended Buffer Distances**

#### 4. Land capability Assessment Matrix

The land capability matrix is a summary of the ratings obtained from comparing the results of desktop studies and site visit with known criteria from the Department of Agriculture.

Land feature	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)	Site Rating
Site drainage	No visible sign of dampness	Moist soil, but no standing water in soil pit		Visible signs of dampness	Water ponding on surface	2
Runoff	None	Low	Moderate	High, needs diversion	Very high-diversion not practical	2
Flood levels	Never		<1 in 100	>1 in 100 and <1 in 20	<1 in 20	1
Proximity to watercourse	>60m				<60m	1
Slope %	0-2	2-8	8-12	12-20	>20	2
Landslip	No actual or potential		Low potential	High potential	Present or future potential	1
Groundwater (seasonal water table depth (M))	>5	5-2.5	2.5-2.0	2.0-1.5	<1.5	2
Rock outcrop % of land containing rocks	0	<10	10-20	20-50	>50	1
Erosion potential	No erosion potential	Minor	Moderate	High	Severe	1
Exposure	High sun and wind exposure		Moderate		Low wind and sun exposure	3
Landform	Hill crests, convex side slopes and plains		Concave side slopes and foot slopes		Floodplains and incised channels	1
Vegetation type	Turf or pasture				Dense forest with little understorey	1
Av. Rainfall (mm/Year)	<450	450-650	650-750	750-1000	>1000	2
Pan evaporation (mm/year)	<1500	1250-1500	1000-1250	1250-1000	<1000	1
Fill	None	Minor	Some	Major		1
Soil permeability	>250	65-250	20-65	1-20	<1	1/2
Profile depth	>2m	1.5-2.0	1.5-1	1-0.5	>0.5	2
Presence of mottling, coarse fragments	None		Some		Extensive	2
pH	6-8		4.5-6		<4.5, >8	2
Overall rating	Good quality land					2

# Environmental Management Plan

# AAA Hill River

No. 2 Site

Cnr Munbinea & Cervantes East Rd

Environmental Management Plan

Updated December 2017

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## Introduction

This is an environmental management plan for the operations of a free range egg laying facilities.

This management plan supports the philosophy at Hill River Farm that best management practices are adopted.

The management plan is intended provide operational guidelines for the management of the environmental needs of the farm to minimise the risk of any adverse event with potential to impact on the environment or the surrounding properties.

All management plans are to be reviewed annually.



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## ***Odour Management Plan***

**Objective:** To ensure that farm operations do not produce odours that unreasonably impact on neighbouring properties.

The following is to be implemented by Hill River Farm.

1. A record of key conditions and activities with potential to affect odour generation is in place and maintained and periodically reviewed as the basis for minimisation and control of odours. It addresses relevant factors including feed, drinker, litter and climate conditions and flock age. The Daily Critical Checklist is included at the end of this management plan, which provides for a register of the key conditions and activities.
2. Drinker technology equivalent in performance to industry best practice is installed and maintained to minimize formation of wet litter.
3. Equipment and structures are in place and maintained to minimize the potential for odour nuisance to neighbouring properties
4. Best practice equipment for monitoring and control of temperature, ventilation, cooling and water consumption is in place, maintained to manufacturer's specifications, and used.
5. Electrical power and phase supply alarms are installed to alert the farm manager of supply failure and a standby generator is provided to maintain normal operating conditions.
6. Feed is sourced only from mills capable of producing an output of assured quality. Feed formulation objectives for hen diets demonstrably minimise the risk of feed-sourced odour on farms
7. The prevailing weather conditions and forecasts are taken into account when scheduling and planning farm operations in order to minimise offsite impacts.
8. Following the removal of chickens from a shed, the manure is removed from each shed as part of the cleaning process and loaded directly onto trucks for transport off-site for further processing, reuse or disposal. Sheds are closed before and after clean-out to reduce the potential for odour.

- 
- 9 To minimise the risk of off-site chemical spray drift or odour, sheds are closed immediately after chemical applications and for 12 to 48 hours after spraying with hazardous or highly odorous substances.
  - 10 Cooling system performance is observed, adjusted and maintained to provide the operating pressures and spray patterns specified by equipment suppliers to achieve optimum conditions and to minimise manure wetting.
  - 11 Any maldigestion of feed or observable increase in shed odour or moisture content of droppings is reported to the Livestock Manager for review (by an experienced husbandry officer), bird removal, or adjustment of feed formulation or treatment for poor health.
  - 12 The collection of dead birds from within the sheds occurs on a daily basis, or more frequently should conditions require.
  - 13 Daily mortality is recorded and reviewed and action taken as required if the mortality is more than double the expected for a seven day period.

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## **Noise Management Plan**

**Objective:** To ensure that farm operations control transmission of unreasonable noise by appropriate design, maintenance and operating procedures.

The following is to be implemented by Hill River Farm:

1. Noting that the operation of a poultry farm is 24 hours a day, 7 days a week, standard hours of operation for regular activity are to 6am – 8pm Monday to Sunday, unless in the event of an emergency.
2. Operation of all mechanical equipment, including shed fans, feeding systems and other equipment minimises the offsite transmission of mechanical noise or vibration to sensitive noise premises.
3. Equipment is installed, operated and maintained according to manufacturer's requirements or to the instructions from an appropriately qualified technical source.
4. Equipment is regularly checked and maintained.
5. Equipment and structures are in place and maintained to minimize the potential for noise nuisance to neighbouring properties.
6. Ventilation fans, tractors, farm vehicles, transport vehicles and other equipment are maintained, repaired and operate to the manufacturer's requirements.
7. Faults to equipment that result in additional noise will be rectified as soon as practicable with an initial response within 24 hours.
8. Where vehicles have audible beepers for reversing, vehicle reversing is minimised and/or visual alarms are used where practicable (subject to safety considerations also being met).
9. Contractors visiting the site have equipment and appropriate training and comply with procedures that minimise noise.
10. Contractors visiting the site are supervised and monitored to ensure any noise is minimised.

- 
11. Feed deliveries do not take place before 6.00am or after 6.00pm at night, except in emergency situations.
  12. All physical noise barriers installed are maintained in effective condition.
  13. All vehicles and machinery are maintained to ensure that noise or emissions do not exceed the manufacturer's specifications.
  14. Speed limit on site is restricted to 30 km/hr, except around sheds & pedestrians whereby a 15 km/hr speed limit will apply. This is identified by training or instructions to drivers in order to limit noise and dust levels.
  15. In the event that there is an equipment failure resulting in a noise incident, the "Actionable Responses" form included at the end of the management plan it to be completed.
  16. If a complaint is received in regard to noise, the Actionable Response Incident form included at the end of the management plan it to be completed and follow up action taken and recorded on the form.
  17. Bird pick-up contractors have the equipment and training specified by the farm manager and comply with procedures that minimise impact on noise sensitive area.
  18. Farm noise levels to comply with the noise criteria specified in published industrial noise standards.
  19. Where off-site noise problems persist that do not comply with the Environmental Protection (Noise) Regulations, the farm manager will initiate advice from a noise consultant.

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### ***Dust Management Plan:***

**Objective:** To minimise dust generation with the potential for off-site impact

The following is to be implemented by Hill River Farm:

1. Manure is removed from the sheds weekly or as required to prevent a build up of manure on the conveyors in the sheds and is loaded directly onto trucks for transport offsite.
2. The timing of manure removal is chosen, where reasonably possible, to minimise off-site impacts by taking into account weather conditions such as temperature, wind direction, turbulence and time of day.
3. Following removal of all birds from the shed at the end of a rearing or laying cycle, manure is removed from the shed prior to the shed cleaning process and loaded directly onto trucks for transport offsite.
4. The farm manager ensures contractors responsible for delivery and pick up of manure and or birds check all truck covers are secure to prevent any dust or spillage of the litter or hens on departure from the site.
5. In the event that an unacceptable level of dust is generated due to vehicular movement on unsealed access areas on site, those areas will be wet down or other appropriate action taken in order to reduce the potential for dust generation.
6. If dust is visible on site with potential for off-site impact, action is taken to control the level of dust emissions.
7. The surface of access roads, loading areas and car parking spaces are maintained to allow safe entry, all weather access and minimise generation of dust.
8. All internal roadway surfaces within the site are to be constructed of a suitable material such as paving, road base, limestone or coarse gravel and compacted and stabilised to limit dust generation.
9. Any landscaping that is installed which assists with reducing dust impact to adjacent properties will be maintained with a watering system/arrangement in place during establishment and any dead or diseased plants are replaced.

- 
10. Equipment and structures are in place and maintained to minimize any potential for dust nuisance to neighbouring properties.
  
  11. Well designed, constructed and enclosed silos and feed systems are installed in order to provide fresh and wholesome feed without any contamination or generation of dust.
  
  12. Feed systems are checked and inspected daily to ensure there is no damage or breach that could result in the potential for dust generation.

---

## ***Waste and Manure Management Plan:***

**Objective:** To ensure that the potential for off site impacts in regard to waste is minimised.

The following is to be implemented by Hill River Farm:

1. No untreated poultry manure is stored (other than in the chicken sheds prior to the schedule removal) on the property and manure is removed from sheds twice weekly by operating the manure conveyors which convey the manure directly to a waiting truck.
2. Manure from the poultry sheds is not spread on the property.
3. Normal mortality of birds is collected from the sheds on a daily basis, or more frequently should the conditions required.
4. Disposal of normal mortality of birds utilises refrigeration, composter or other approved methods and occurs on a daily basis.
5. The storage for the dead birds will only be used for that purpose and will be maintained in accordance with manufacturer's specification and provided with on-farm standby power, if required.
6. Manure moisture is monitored and kept in a reasonably dry condition below the level known by the farm manager to cause odour. This is achieved by having the shed floors built above adjacent surface levels with concrete (thus ensuring no moisture seepage into the shed), by best practice drinkers (to ensure that overflowing and flooding of the manure does not occur) and by checking of the manure and drinkers in the shed at least daily.
7. Best practice drinkers (to ensure that overflowing and flooding of the manure does not occur) are installed. Drinkers are checked daily for any faults.
8. Manure monitoring (at least on a 6-point visual scale of "dusty, friable, moist, sticky, wet/sticky/caking or very wet sticky") is part of the shed and bird checking done daily.

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Measurement of litter moisture percentage by weight is undertaken in the event of persistent odour problems occurring.

- 9 Regular shed inspections are to be undertaken daily to ensure drinker leakages are detected and acted upon as soon as practicable.
- 10 Any areas of wet manure are removed and replaced with dry manure where practicable .
- 11 Areas of wet manure exceeding 2 square metres will be replaced with dry manure on no less than a daily basis. Removal of any such wet manure follows manure procedures in this plan.
- 12 The timing of manure removal is chosen, where it is reasonably possible, to minimise off-site impacts by taking into account the prevailing weather conditions and forecasts such as temperature, wind direction, turbulence and time of day.
- 13 Manure removal is undertaken during the day time unless due to breakdown then may be undertaken during the night time.
- 14 Following removal of all chickens from a shed the manure is removed as part of the cleaning process and loaded directly onto trucks for transport offsite for further processing, reuse or disposal. Sheds will be closed before and after clean-out to reduce the potential for off-site odour.
- 15 Where there is a history of manure or odour concerns, cleanout conditions are included in the record of key conditions .
- 16 The Farm Manager will ensure that all trucks collecting manure have secured covers, which are used to prevent any dust or spillage of the manure on departure from site.
- 17 Where problems have been identified, evidence or arrangements with contractors and actions taken should be recorded in log books.
- 18 Provision is made to contain and promptly clean up any manure spillage in order to minimise generation of contaminated stormwater or dust. Such events and actions are documented in Daily Critical Checklist.



## Spent Hen Management Plan

1. Sheds are depleted at the end of the hen's life over a three hour period utilizing CO<sub>2</sub> gas to euthanize that complies with industry standards, RSPCA and a management plan for euthanasia as per the industry manual. The process has been reviewed by DPIRD veterinarians for the humane disposal of animals.
2. Bins are used to accumulate the hens and apply measured doses of CO<sub>2</sub> gas using the "MAK" modified atmosphere killing method.
3. Spent hens are then immediately removed via truck from site by contractors who use the hens for composting.

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## **Traffic Management Plan:**

**Objective:** To maintain and enhance internal vehicle access areas in good condition, and minimise the potential for traffic conflict and generation of unreasonable off-site noise or dust.

The following is to be implemented by Hill River Farm:

1. The surface of vehicle crossovers, internal access roads loading areas and car parking spaces will be maintained to allow for safe entry, all weather access and minimise generation of dust.
2. Speed limit on site is restricted to 30 km/hr except around sheds & pedestrians whereby a 15 km/hr speed limit will apply. This is identified by training or instructions to drivers in order to limit noise and dust levels.
3. In the event that an unacceptable level of dust is generated due to vehicular movement on any unsealed access areas on site, those areas will be wet down or other appropriate action taken in order to reduce the potential for dust generation.
4. Farm layout and standing instructions to transport contractors will ensure that all vehicles leave the property in a forward direction. These instructions are an identifiable part of contracts or communications with transport companies
5. Regular monitoring and repairs or upgrades to trafficable areas, where needed, will be completed as soon as practicable.
6. Bird pick-up contractors are instructed and supervised to ensure bird pick-up and associated activities are undertaken with care to reduce the generation of noise.
7. Special speed limits if necessary on the farm are identified by training, signs or instructions to drivers in order to limit noise and dust levels.

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### ***Drainage and Nutrient Management Plan:***

**Objective:** To ensure that the operation of the poultry farm does not result in adverse impact to groundwater, nearby water bodies and to ensure that stormwater is contained on site.

The following is to be implemented by Hill River Farm:

1. Drainage to soil or waterways is not impaired or unduly contaminated by shed or farm operations.
2. Stormwater systems including drains and silt traps are maintained to ensure no pollution of surface or groundwater and to prevent stormwater intersecting with manure storage areas.
3. Road drainage, stormwater runoff areas and culverts, are maintained.
4. Stormwater from the roof of all sheds are directed to the soil area immediately adjacent to the shed and drained direct into the soil.
5. All stormwater runoff is retained on the property.

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## **Standard forms:**

1. The following standard forms are to be used for recording as appropriate and are included in Annexure 1:
  - a) Actionable response register
  - b) Actionable response Incident
  - c) Daily Critical Checklist
  - d) Daily Manure Inspection

## **Audit Protocol:**

1. The attached assessment audit table will be completed by a suitably experienced person and retained as part of the farm QA program.
2. The annual assessment report will record the nature and source of any environmental impacts that exceed expected levels and describe the mitigation measures taken.
3. The annual assessment report will review operation and management practices and other measures to prevent or minimise environmental impact.
4. The annual assessment report will, where possible, provide any further information required by senior farm management in relation to the operation and management of the farm.

## Audit Table

Audit Code	Assessment Task	Timing	Comply Y/N	Compliance Date	Action Taken	Action Date
1	Odour					
1.1	Record of Key Conditions	Daily				
1.2	Drinker maintained	Daily				
1.3	Equip maintained	annually				
1.4	Maintain temp control	ongoing				
1.5	Stand by generator	On start up				
1.6	Feed quality review	3 monthly				
1.7	Weather checked for farm operations	Sheds emptied				
1.8	Mortality Collection	Daily				
1.9	Mortality recorded	Daily				
2	Noise					
2.1	Hours of operation	Ongoing				
2.2	Equipment maintained	annually				
2.3	Installation of equipment	On start up				
2.4	Actionable Response for equipment failure resulting in noise incident	annually				
2.5	Review noise generation	3 monthly				
2.6	Farm equipment maintained	Annually				
2.7	Faults response	24 hours				
2.8	Audible beepers	Ongoing				
2.9	Contractor training	Start up Ongoing				
2.10	Contractors supervised	Ongoing				
2.11	Delivery restrictions	Ongoing				
2.12	Speed limit	Start up Ongoing				
2.13	Noise complaint form	Ongoing				
2.14	Bird-pick up training	Start up Ongoing				
2.15	Compliance with Noise Regulations	Ongoing				
2.16	Noise consultant for ongoing issue	As required				
3	Dust					
3.1	Dry saw dust or Clean plastic slat floors	Sheds emptied				
3.2	Clean major wet manure areas	Ongoing				
3.3	Timing of manure removal	Conveyor cleared				
3.4	Manure straight to truck	Conveyor cleared				
3.5	Trucks covered	On departure				
3.6	Dust generation action from vehicle movement	As required				
3.7	Dust action	As required				
3.8	Equipment maintained	Annually				
3.9	Silo and Feed System	Start up				
3.10	Inspection of feed system	Dailey				

Audit Code	Assessment Task	Timing	Comply V/N	Compliance Date	Action Taken	Action Date
4	Waste and Manure Management					
4.1	No bulk storage of manure	Ongoing				
4.2	Manure not spread on site	Ongoing				
4.3	Collection of mortality	Daily				
4.4	Freezer/fridge for dead birds	Start up / ongoing				
4.5	Freezer/fridge maintained	Start up / annually				
4.6	Manure removal from sheds	When emptied				
4.7	Concrete hardstand	Start up				
4.8	Manure moisture monitored	Ongoing				
4.9	Manure monitoring	Weekly				
4.10	Wet manure Zm2 removed	Ongoing				
4.11	Drinkers installed and checked	Daily				
4.12	Drinker inspections	Daily				
4.13	Manure removal minimise impact	Conveyor cleared				
4.14	Manure removal during daytime	Conveyor cleared				
4.15	Manure and mortality separate	Shed emptied				
4.16	Manure removed	Weekly or as required				
4.17	Log clean out conditions	As required				
4.18	Deliver trucks cover secured	Ongoing				
4.19	Contractor actions	As required				
4.20	Clean up	As required				
5	Pest Management					
5.1	Wild bird proofing	Start up				
5.2	Baiting	Start up / As required				
5.3	Feed spills removed	Daily as required				
5.4	Inspection of feed system	Daily				
5.5	Removal of manure	Sheds emptied				
5.6	Monitor of stable fly	Daily				
5.7	Treatment of stable fly	As required				
5.8	Manure Daily Inspection Report	Daily				
6	Drainage and Nutrient Management					
6.1	Drainage not contaminated	Start up and annual monitoring				
6.2	Stormwater disposal	Start up / ongoing				
6.3	Stormwater from roof sheds to adjacent area	Start up				
6.4	Stormwater retained on site	Ongoing				

ANNEXURE 1  
STANDARD FORMS





## Hill River Farm: Actionable Response Incident Form

To be completed by the Farm Hand and signed off by the Farm Manager

Date of incident		
Location and description of Incident		
Action taken		
Resolved (Y/N)		
Further action required by who and when		
Manager Sign		
Date Resolved		

### DAILY CRITICAL CHECK LIST

SHED: \_\_\_\_\_

Week Commencing Monday \_\_\_\_/\_\_\_\_/\_\_\_\_

	Mon	Tues	Wed	Thu	Fri	Sat	Sun
CHECK EGG BELTS FOR OBSTRUCTIONS							
LOOK & WALK DOWN AISLE & BACK UP THE OTHER AISLE. CHECK BELT TENSION .							
CHECK WATER LEVELS FRONT & BACK (AM) CHECK WATER LEVELS FRONT & BACK (PM) CHECK THAT CHICKENS HAVE FEED							
CHECK SHED TEMPERATURE (AM) FANS/COOLING							
CHECK SHED TEMPERATURE (PM) CHECK SILO WEIGH CELLS (VISUALLY) CHECK FOR FEED SPILLS AND CLEAN							
ADVISE OFFICE OF ANY PROBLEMS							
CHECK ELECTRICAL BOARDS (VISUALLY) CHECK EGG WASTE TRAYS AND CLEAN CLEAN FLOOR WASTE DAILY							
CHECK LIGHTING							
CHECK MANURE DRYER IS WORKING							
CHECK BIRD HEALTH & WELL BEING (VISUAL) CHECK FOR DEAD BIRDS EVERY DAY							
RUN MANURE BELTS							
STRAIGHTEN CLEAN ENDS							

*Farm Hand to complete on a daily basis. sign and date on completion of each week and file with QA Records.*

Completed By \_\_\_\_\_

Signed By \_\_\_\_\_



**Schedule of Submissions – Animal Husbandry – Intensive - Hill River Poultry Farm Site No.2, Lot 3751 Munbinea Road, Hill River**

No	Submitter	Comment/Concern	Shire Officer Response
1	Western Power WA	The applicant is to be made aware that before commencing any work it is essential that they complete a Dial Before You Dig enquiry to obtain the location and voltage of the Western Power network.	Noted.
2	Department of Primary Industries and Regional Development	Supports the expansion of the poultry industry, however in this case are unable to make a comment due to inadequate information.	Request for further information passed on to the proponent. Proponent provided a detailed response, which is included in the agenda item report. Still awaiting reply form the Department.
3	Department of Water and Environmental Regulation	<ol style="list-style-type: none"> <li>1. It is recommended that further information be provided regarding any proposed clearing of vegetation. It is recommended that a plan be prepared which depicts both the proposed development and the banksia woodland and wetlands present on the subject land.</li> <li>2. Particular attention should be paid to potential weather effects on range areas that may impact on poultry, soil or water resources including: <ul style="list-style-type: none"> <li>• Free to range enclosures should be sited where the ground surface is at least three metres above the water table to reduce the risk of flooding. Where soils have low permeability, floodwaters may transport nutrients from manure into wetlands.</li> <li>• A site where open areas of standing water may occur should be avoided as wild birds may be attracted, exposing poultry to an increased risk of disease.</li> <li>• A suitable area should be provided to allow roaming birds to forage without causing significant soil damage, nutrient leaching or loss of contaminant filtering vegetation to property boundaries, waterways and water bodies.</li> </ul> </li> <li>3. It is recommended that should the development be approved that conditions are enforced requiring the</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Included as advice notes on the proposed planning approval.</li> <li>3. Included as conditions on the proposed planning approval.</li> <li>4. Included as an advice notes on the proposed planning approval.</li> <li>5. Noted.</li> <li>6. Noted.</li> </ol>

No	Submitter	Comment/Concern	Shire Officer Response
		<p>following plans to be developed in consultation with the Department of Water and Environmental Regulation (Regulatory Services (Water)):</p> <ul style="list-style-type: none"> <li>• Assessment of the wetland areas located on the property with appropriate buffers and fringing vegetation defined.</li> <li>• Soil and Water Management Plan.</li> <li>• Stormwater Management Plan prepared in accordance with the Stormwater Management Manual for Western Australia.</li> </ul> <p>4. It is also recommended that any wastewater treatment and disposal systems for the manager's houses and/or donga accommodation be designed in accordance with the Water Quality Protection Note No. 70 – Wastewater treatment and disposal – domestic systems.</p> <p>5. The Department of Water and Environmental Regulation (Regulatory Services (Water)) notes the provided Waste and Manure Management Plan and is in support of waste being taken offsite for disposal. The Shire of Dandaragan should be informed of where that disposal is to occur to be able to assess risks to the environment.</p> <p>6. The proposed development has not identified the proposed source of water for the operation or identified a secure source for the life of the project. However it is understood that the proponent has lodged an application which is currently being assessed by the Department. It is recommended that the proponent continue to liaise with the Department regarding licensing requirements for the site.</p>	

No	Submitter	Comment/Concern	Shire Officer Response
4	Tronox Management Pty Ltd	<ol style="list-style-type: none"> <li>1. Tronox request that the proximity of valuable mineral resources and future mining activities be accounted for in the assessment of this development and communicated to the proponent. If approved, the development of the poultry farm must be undertaken with the knowledge of being adjacent to future mining and mineral haulage activities, and the associated interactions that will arise.</li> <li>2. Tronox expect the proponent will comply with best practice industry codes and standards for the management of environmental and community issues, particularly in relation to controlling pests (stable fly), eutrophication and odour.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Noted.</li> </ol>
5	D Murray D Thompson T Thompson A Murray J Murray P Sudholz J Hootan S Pollitt SV Pollitt C Pollitt L Mason K Hammarquist M Collard M Murray D Murray S White D Jackson D White G White T Perawiti P Perawiti V Deutscher G Sutherland	<ol style="list-style-type: none"> <li>1. Concerns about the contamination and usage of the underground water.</li> <li>2. Concerns about stormwater management methods, in particular adequate retention for contaminated stormwater and wash down water.</li> <li>3. Concerns of the management of the impacts of the development onsite.</li> <li>4. Concerns of Stable Fly.</li> </ol> <p>*Other concerns of the submission are related to conditions imposed on AAA Egg Company's No.1 Hill River site at Lot 25 Munbinea Road and local farmers receiving and spreading waste from a variety of poultry farms in the region onto their paddocks resulting in major odour and biosecurity impacts.</p>	<ol style="list-style-type: none"> <li>1. A drainage and nutrient management plan will be implemented to ensure there are no adverse impacts on groundwater and nearby water bodies.</li> <li>2. ""</li> <li>3. As there are no existing dwellings or other sensitive land uses within 1000 m of the site the application complies with both local and State buffer distance standards. Given the site management protocols, separation distances from existing dwellings and the very unlikely development of urban land within the vicinity of the proposal, there are no adverse impacts on nearby residents.</li> <li>4. An advice note is provided to applicant to advise that the proposal should at all times comply with the Biosecurity &amp; Agriculture (Stable Fly) Management Plan 2013 in order to minimize the effects of stable flies on the community.</li> </ol> <p>*These concerns are being dealt with separate to this planning application.</p>

No	Submitter	Comment/Concern	Shire Officer Response
6	ALLBUSH PTY LTD Lot 3751 Munbinea Rd	<ol style="list-style-type: none"> <li>1. Requests a 90 day extension from 6/2/2018.</li> <li>2. Concerns of the management of waste.</li> <li>3. Requests further explanation of 'industry standards'.</li> <li>4. Concerns of the accuracy of the submitted environmental assessment.</li> <li>5. Concerns of wind carrying odour and dusts from the poultry farm as no artificial or natural buffers are in place.</li> </ol>	<ol style="list-style-type: none"> <li>1. Development application extended to maximum statutory time frame under the Planning and Development Regulations 2015 (90 Days). Determination required at the March Council Meeting on Thursday the 22nd. However for drafting of the agenda all (additional) comments were due by close of business Friday the 9th March 2018.</li> <li>2. Noted.</li> <li>3. Covered by the proponent in response to DPIRD.</li> <li>4. Shire Officers noted and this requested an updated version. The Proponent met this request. Passed on to submitter</li> <li>5. As there are no existing dwellings or other sensitive land uses within 1000 m of the site the application complies with both local and State buffer distance standards</li> </ol>