



NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Dandaragan Shire Council will be held on **Thursday 24 May 2018** at the **Cervantes Pinnacle Motel Cervantes** commencing at **4.00pm**.

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

The format for the day is as follows:

- | | |
|-------------------|--|
| 11.00am | Governance Review Program final presentation (see attached)
- Facilitator Steven Cole |
| 12.00 noon | LUNCH |
| 12.45pm | Community Centre Tour, Fin Fishers, Road Tour, Wally Poulter Park |
| 2.00pm | Agenda Briefing Session |
| 2.30pm | Council Forum <ul style="list-style-type: none">▪ Wedge / Grey – Colin Ingram▪ WDC – Daniel Waterhouse▪ Jurien Bay Golf Club▪ Youth Plan |
| 3.30pm | Councillor Discussion Session |
| 4.00pm | Ordinary Meeting of Council |
| 5.00pm | Public Forum |

Brent Bailey
CHIEF EXECUTIVE OFFICER

18 May 2018



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE CERVANTES PINNACLES MOTEL, CERVANTES

on

24 MAY 2018

COMMENCING AT 4.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



ORDINARY COUNCIL MEETING

24 MAY 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	24 May 2018	4.00pm	Cervantes
Thurs	28 June 2018	4.00pm	Jurien Bay
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
Thurs	28 March 2019	4.00pm	Jurien Bay
Wed	24 April 2019	4.00pm	Badgingarra
Thurs	23 May 2019	4.00pm	Jurien Bay
Thurs	27 June 2019	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.

Brent Bailey
CHIEF EXECUTIVE OFFICER



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

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

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

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

Brent Bailey
CHIEF EXECUTIVE OFFICER



COUNCIL MEETING INFORMATION NOTES

1. Your Council generally handles all business at Ordinary or Special Council Meetings.
2. From time to time Council may form a Committee, Working Party or Steering group to examine subjects and then report to Council.
3. Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters. On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.
4. Public Question Time. It is a requirement of the Local Government Act 1995 to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the 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 seventy-two (72) hours prior to the meeting and the public are invited to secure a copy.
8. Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 3).
9. Public Inspection of Unconfirmed Minutes (Reg 13)

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

NOTE:

10.3 Unopposed Business

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

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

SHIRE OF DANDARAGAN QUESTIONS FROM THE PUBLIC

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

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

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

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

1. This is a "question" time only. Orations, explanations or statements of belief will not be accepted or allowed.
2. Questions must relate to a matter affecting the Shire of Dandaragan.
3. Questions must be appropriate and made in good faith. Those containing defamatory remarks, offensive language or question the competency or personal affairs of council members or employees may be ruled inappropriate by the 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 minute's secretary.

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

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

SHIRE OF DANDARAGAN

QUESTIONS FROM THE PUBLIC

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

Name: _____ Signature: _____

Address: _____

Contact No: _____ Meeting Date: _____

Council Agenda Item No: _____

Name of Organisation Representing: _____
(if applicable)

QUESTION:

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

Please see notes on Public Question Time overleaf...



**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:

Table of Contents

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	1
1.1	DECLARATION OF OPENING	1
1.2	DISCLAIMER READING	1
2	RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE	1
3	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1
4	PUBLIC QUESTION TIME	2
5	APPLICATIONS FOR LEAVE OF ABSENCE.....	3
6	CONFIRMATION OF MINUTES	3
6.1	MINUTES OF THE ORDINARY MEETING HELD 26 APRIL 2018	3
7	NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION	3
8	PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS	3
9	REPORTS OF COMMITTEES AND OFFICERS	3
9.1	CORPORATE & COMMUNITY SERVICES.....	1
9.1.1	FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 30 APRIL 2018	1
9.1.2	ACCOUNTS FOR PAYMENT – APRIL 2018.....	3
9.2	INFRASTRUCTURE SERVICES	5
9.2.1	TURQUOISE WAY - RELOCATION BUDGET AMMENDMENT	5
9.3	DEVELOPMENT SERVICES	12
9.3.1	REVISED DRAFT LOCAL PLANNING POLICY 8.13 HOLIDAY HOMES	12
9.3.2	DRISCOLL PLANNING – FINAL ADOPTION SCHEME AMENDMENT NO.27 – LOT 1 JURIEN ROAD, JURIEN BAY.....	20
9.3.3	PROPOSED OVER-HEIGHT RETAINING WALL & FRONT BOUNDARY FENCE – LOT 339 MELALEUCA WAY, JURIEN BAY	33
9.4	GOVERNANCE & ADMINISTRATION	40
9.4.1	ANNUAL GENERAL MEETING OF FIRE CONTROL OFFICERS AND THE APPOINTMENT OF FIRE CONTROL OFFICERS	40
9.5	COUNCILLOR INFORMATION BULLETIN.....	46
9.5.1	SHIRE OF DANDARAGAN – APRIL 2018 COUNCIL STATUS REPORT	46
9.5.2	SHIRE OF DANDARAGAN – BUILDING STATISTICS – APRIL 2018.....	46
9.5.3	SHIRE OF DANDARAGAN – PLANNING STATISTICS – APRIL 2018	46
9.5.4	SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR APRIL 2018.....	46
9.5.5	WALGA – SUMMARY STATE COUNCIL MINUTES	46
9.5.6	DEPARTMENT OF TRANSPORT – REVITALISATION AGRICULTURE FREIGHT ROUTE	46
10	NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING	46

11	CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC.....	46
12	ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	46
13	CLOSURE OF MEETING	47

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

Apologies

Approved Leave of Absence

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Written response was given to questions taken on notice at the Council Meeting held 26 April 2018 as follows:

Mr Kulisa asked the following questions:

On what grounds was the first application (Murray and Andrews Streets) rejected when Council were aware that if an appeal was made to State Government the proposal would be supported and what will the ultimate cost to rate payers be as a result of the action taken by Council?

Council refused the first application for a Service Station (Cnr Murray and Andrews Streets) in September 2017 as the proposal was deemed to be detrimental to the amenity of the adjoining land uses. An appeal was lodged and the State Administrative Tribunal (SAT) required the Council to seek legal advice on refusing a permitted use under the Local Planning Scheme. The legal advice received was that Council was not able to refuse a permitted use and based on this advice the Council signed a consent order. The application was granted approval by SAT. The cost to Council was \$4,969 in legal fees which included preparation of appeal papers. This cost is partially offset by the application fee income of \$3,500.

The second part of the question is asked because of the proximity of the site at the corner of Bashford Street and Cook Street) to the St Johns Ambulance station, the Fire Station and the intersection commonly used by a large number of school students when crossing Bashford Street on their way to school.

Why did Council make the decision to re zone the land on the corner of Bashford Street and Cook Street enabling its use for a petrol station/convenience store when the positioning of such a commercial enterprise at this intersection will be detrimental to the safety of the community? Will this decision mean that the proposed by-pass will need to be brought forward?

The proposed Convenience store with sale of fuel is a discretionary use in the Residential zone under the Local Planning Scheme. It did not require rezoning in order for this use to be approved, hence the scheme amendment was not required for this development. The previous proposal for a drive through liquor store on this site was a use not permitted in the Residential zone and the rezoning would have been of benefit if this proposal was pursued by the applicant.

Current layout and future plans for upgrading Bashford Street were taken into account in the design of the crossovers and vehicle movements by traffic engineers. The applicant will be providing a footpath and slip lane to assist in safe movements around the site. There is not expected to be any impact on a future bypass from this development.

4 PUBLIC QUESTION TIME

- 5 APPLICATIONS FOR LEAVE OF ABSENCE**

- 6 CONFIRMATION OF MINUTES**
 - 6.1 MINUTES OF THE ORDINARY MEETING HELD 26 APRIL 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 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 30 APRIL 2018

Location:	Shire of Dandaragan
Applicant:	N/A
Folder	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	16 April 2018
Author:	Scott Clayton, Executive Manager Corporate and Community Services
Signature of Author:	
Senior Officer:	Brent Bailey, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To table and adopt the monthly financial statements for the period ending 30 April 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 30 April 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 30 April 2018 was \$3,693,078. 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.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018

Note 14 of the attached report details any significant variances. Should Councillors wish to raise any issues relating to the 30 April 2018 financial statements, please do not hesitate to contact the Executive Manager Corporate and Community Services prior to the Council Meeting in order that research can be undertaken and details provided either at the time of the query or at the meeting.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

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 30 April 2018 (Doc Id: 111287)
(Marked 9.1.1)

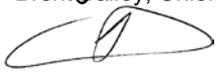
VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period 30 April 2018 be adopted.

9.1.2 ACCOUNTS FOR PAYMENT – APRIL 2018

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	14 May 2018
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Signature of Author:	
Senior Officer:	Brent Bailey, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To accept the cheque, EFT and direct debit listing for the month of April 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 April 2018 totalled \$831,777.33 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the April 2018 Accounts for payment, please do not hesitate to contact the Executive Manager Corporate and Community Services prior to the Council Meeting, in order that research can be undertaken and details provided either at the time of the query or at the meeting.

CONSULTATION

- Chief Executive Officer

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018
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<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 April 2018
(Doc Id: 111260)

(Marked 9.1.2)

VOTING REQUIREMENT

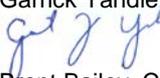
Simple majority

OFFICER RECOMMENDATION

That the Municipal Fund cheque and EFT listing for the period ending 30 April 2018 totalling \$831,777.33 the Municipal Fund be accepted.

9.2 INFRASTRUCTURE SERVICES

9.2.1 TURQUOISE WAY - RELOCATION BUDGET AMMENDMENT

Location:	Turquoise Way, Jurien Bay
Applicant:	Garrick Yandle, Executive Manager Infrastructure
Folder Path:	Business Classification Scheme / Traffic and Transport / Design and Construction / Cycleways
Disclosure of Interest:	Nil
Date:	14 May 2018
Author:	Garrick Yandle, Executive Manager Infrastructure
Signature of Author:	
Senior Officer:	Brent Bailey, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

That Council endorse a budget amendment for the relocation of a section of Turquoise Way between Shingle Avenue and Island Point due to imminent risk of coastal inundation.

BACKGROUND

In March 2018 an asset “condition assessment” was undertaken on the “original” section of Turquoise Way dual use path that circumnavigates the shoreline of the Jurien Bay town site from the Marina to Beachridge. This “original” section was installed around 2006.

The condition assessment split the path into nominal sections, where the following was undertaken for each nominal section:

- Identified Key Issues.
- Condition Rating Value.
- Outlined Maintenance Actions.
- Develop Immediate Renewal Priorities

The section from Shingle Avenue Beach Access Track to Island Point was deemed to be rated the worst of the whole path and giving a condition rating of 5. The issues identified along this section of path were:

- Edge break and cracking.
- Immediate ocean encroachment and coastal inundation.
- Damage from vehicles accessing the path illegally from the beach.

Sections of the path within the vicinity of Island Point have previously been subjected to coastal inundation and have been relocated to avoid such risks. This section is further north than the previously relocated sections of path at Island Point.

The image below shows this section of path relevant to the shoreline and its imminent risk to coastal inundation.



An overview of the condition assessment and three options for relocation of the path at Island Point were presented to Council for discussion at Council Forum in March 2018. These options can be described as follows

Option 1 – Minor Realignment

- Indicative length
- Length = 550m
- Indicative Unit Cost \$200/m
- Indicative Total Cost = \$110,000 ex GST



Option 2 – Realignment through sand dunes along identified high section

- Indicative Length = 700m
- Indicative Unit Cost \$200/m
- Indicative Total Cost = \$140,000 ex GST



Option 3 - Realigned along existing gravel tracks via Eucalypt Way

- Indicative Length = 900m
- Indicative Unit Cost \$200/m
- Indicative Total Cost = \$180,000 ex GST



COMMENT

Since the Council Forum discussion in March 2018, Shire Officers have been contacted by Department of Transport (DoT) representatives who indicated that funding is potentially available to local governments for additional bike path projects. These projects would need to be ready for immediate construction (before 30 June 2018) and have been identified as part of a Bike Network Plan. The indicative funding value available is approximately \$80,000 ex GST, which Council would have to provide matching funds as part of the completion of the project.

Due to its ongoing successful completion of Regional Bike Network projects, the Shire of Dandaragan was identified as a possible candidate for such a project.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018

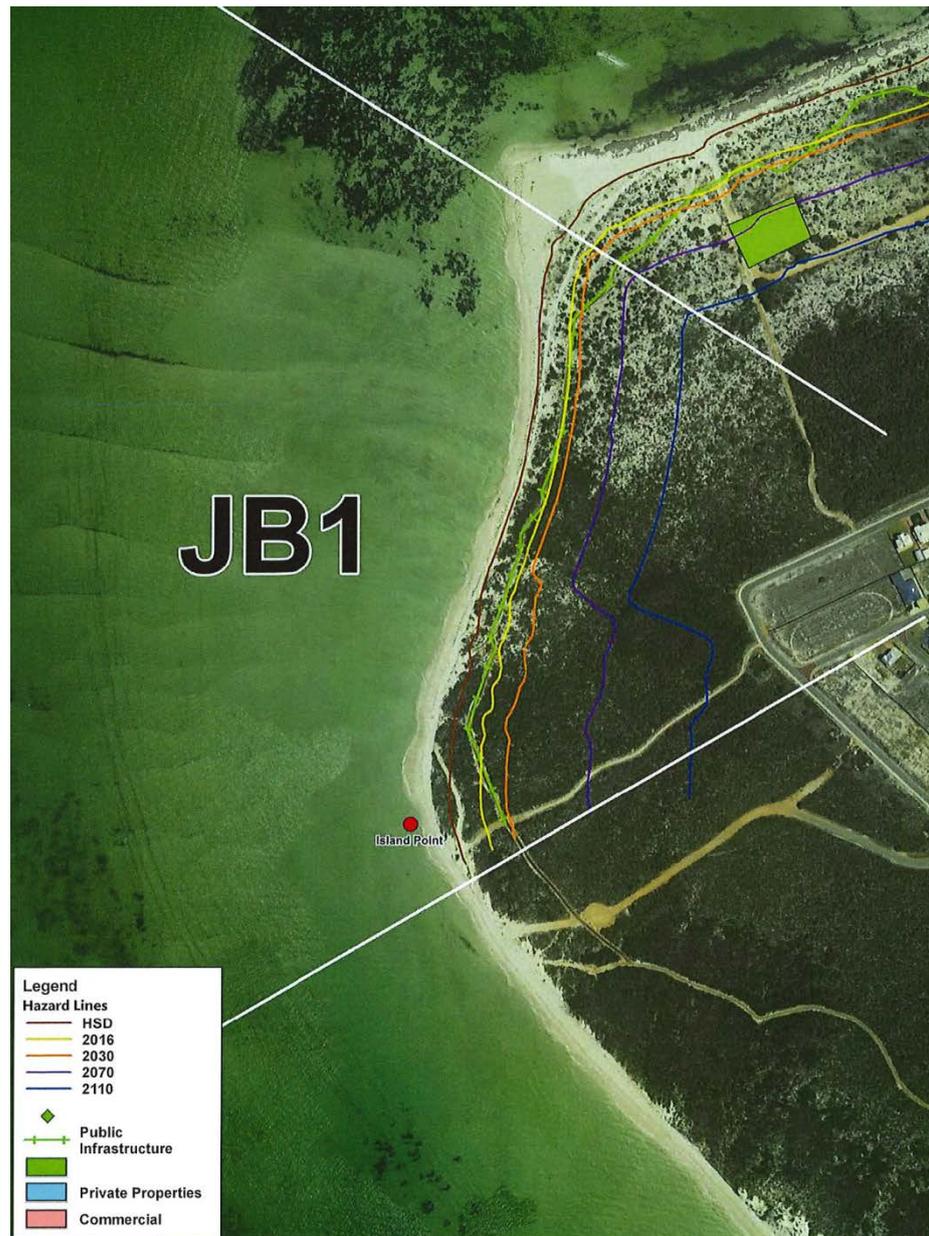
Discussions between Shire Officers and DoT representatives identified the relocation of the above identified section of Turquoise Way a project suitable for potential funding.

Shire Officers obtained written quotes for both Options 2 and 3 for the relocation of Turquoise Way, from local contractor and WALGA Preferred Supply Panel Member, Direction Contracting, as follows:

Option 2	
Alignment	Through dunes along identified high section
Length	700m
Base	Imported gravel
Base width	5m
Base depth	150mm
Seal	3.2m Bitumen tack coat with 7mm stone
Surface	3.0m Asphalt 25mm
Total Cost	\$122,000 ex GST
DoT Funding	\$61,000 ex GST
Shire Funding	\$61,000 ex GST
Option 3	
Alignment	Realigned along existing gravel tracks via Eucalypt Way
Length	900m
Base	Imported gravel
Base width	5m
Base depth	150mm
Seal	3.2m Bitumen tack coat with 7mm stone
Surface	3.0m Asphalt 25mm
Total Cost	\$142,220 ex GST
DoT Funding	\$71,110 ex GST
Shire Funding	\$71,110 ex GST

Officers have reviewed the options and costs against recently undertaken Coastal Hazard Risk Mapping. This review identified the predicted 2070 Coastal Hazard Risk Line as the bench mark in determining the location of any proposed realignments.

It recommended Option 2 that be considered based upon the indicative costs and to maintain a reasonable proximity to the shoreline, which is the primary purpose of this amenity. The alignment is to follow the predicted 2070 Coastal Hazard Risk Line as identified by the purple line in the next image. Following this alignment should reduce the risk of further inundation in the short to medium term, but still maintain visibility of the ocean.



CONSULTATION

- Chief Executive Officer – Brent Bailey.
- Executive Manager Corporate and Community Services – Scott Clayton.
- Department of Transport (Coordinator Regional Bike Networks) – Sarah Court.
- Direct Contracting (Local Earthworks Contractor) – David Seinor.

Community and Council Consultation

- Shire of Dandaragan Regional Bike Network Plan 2016.

STATUTORY ENVIRONMENT

- Section 6.8 Local Government Act – 1995.
- Environmental Protection (Clearing of Native Vegetation) Regulations 2004 - Regulation 5, Items 12 and 13

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018

"Clearing of vegetation is permitted under Regulation 5, Items 12 and 13 of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, but is limited to a maximum of 5ha on the land vested in the Shire. As a general principal, clearing should be minimised."

POLICY IMPLICATIONS

Shire of Dandaragan Purchasing Policy and Tender Guide 1.15.
Shire of Dandaragan Asset Management Policy 2.4.

FINANCIAL IMPLICATIONS

This specific project is not in Council's 2017/18 Budget and will require a budget amendment in order for it to be appropriately funded.

Funding for this project is potentially available from the Department of Transport. This will be confirmed once Council commits to going ahead with the project. Requirements of DOT funding are the Council must provide matching funds as a minimum.

Details of the funding for this project can be summarised as follows.

Option 2	
Total Cost	\$122,000 ex GST
DoT Funding	\$61,000 ex GST
Shire Funding	\$61,000 ex GST
Option 3	
Total Cost	\$142,220 ex GST
DoT Funding	\$71,110 ex GST
Shire Funding	\$71,110 ex GST

STRATEGIC IMPLICATIONS

2016 – 2026 Community Strategic Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objective	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 and planning across the Shire, with a focus on coastal settlement and town centre strategy
1.3: Ensure timely provision of essential and strategic infrastructure	b) Provide and manage footpaths, cycleways, walkways and trails for connectivity and recreation f) Ensure safety and accessibility of swimming areas and beaches
1.5: Facilitate population and visitor attraction and growth to expand and diversify the regional economy.	

<i>Goal 4: Health Natural and Built Environment</i>	
Objective	How the Shire will Contribute
4.2: Support positive land and bio-diversity management practices.	
<i>Goal 1: Great Place for Residential and Business Development</i>	
BUSINESS AS USUAL	1a) Strategic land use planning and projects 1f) Footpaths, cycleways, walkways and trails.

ATTACHMENTS

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

- Island Point Coastal Hazard Risk Map (Doc Id: 111364)
(Marked 9.2.1)

VOTING REQUIREMENT

Absolute Majority.

OFFICER RECOMMENDATION

That Council, subject to successful grant application:

- 1. Endorse Option 2 for the proposed realignment of Turquoise Way between Shingle Avenue Beach Access and Island Point, Jurien Bay.**
- 2. Authorise a budget amendment:**
 - i. to recognise an infrastructure – footpath asset of \$122,000 to realign Turquoise Way between Shingle Avenue Beach Access and Island Point;**
 - ii. to transfer \$61,000 from the Infrastructure Renewal Reserve to the Municipal Fund; and**
 - iii. to recognise an non-operating grant of \$61,000 from Department of Transport.**

9.3 DEVELOPMENT SERVICES

9.3.1 REVISED DRAFT LOCAL PLANNING POLICY 8.13 HOLIDAY HOMES

Location: Residential zoned properties of Cervantes and Jurien Bay and Special Development Area 1 (Beachridge Estate)

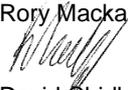
Applicant: Shire of Dandaragan

Folder Path: Business Classification Scheme / Land Use and Planning / Planning / Planning Policies

Disclosure of Interest: Nil

Date: 17 April 2018

Author: Rory Mackay, Planning Officer

Signature of Author: 

Senior Officer: David Chidlow, Executive Manager of Development Services

Signature of Senior Officer: 

PROPOSAL

For Council to consider a revised draft of Local Planning Policy 8.13: Holiday Homes with modifications based on submissions received during the advertising period for the initial draft policy.

BACKGROUND

The following was outlined to Council at the Forum on 8 February 2018:

With the growing trend of short stay commercial holiday home accommodation in tourist areas Australia wide it has been a long term goal of the Shire to draft and adopt a Local Planning Policy to provide greater regulation of the topic. Strategic guidance for the creation of such a policy is given by the Shire's Local Tourism Planning Strategy adopted in 2012, the WAPC's Planning Bulletin 99: Holiday Homes Guidelines released in 2009 and WALGA's Short-term Rental Accommodation and the Sharing Economy Discussion Paper released in 2017. These documents formed the basis of in-depth research into Holiday Home regulation by Australian Local Governments. The key issues of this study compatible to the Shire are reflected in the draft policy.

One of the major contemporary concerns with holiday homes is the introduction and use of peer to peer online organisations such as Airbnb and Stayz. These platforms do not own the properties listed on their internet sites; rather they simply connect customers and providers, facilitating the financial transaction between the two parties virtually. As a result, many of the listings on these platforms have been located in residential buildings and neighbourhoods that have not traditionally contained short-term rental accommodation. To aid regulation, some of these organisations require users listing a property to agree to certain codes of conduct, but this is not consistent across the board. Furthermore, these online platforms do not generally require users

to provide any evidence that they obtained any necessary approvals to list a property for short-term accommodation purposes. With this in mind, due diligence will need to be taken in identifying, contacting and notifying all current holiday home operators from the variety of sources of the future adoption of this policy to ensure full regulation of the target audience.

In summary, the draft Local Planning Policy provides direction and guidance on the appropriate location, scale and use of single dwellings, grouped dwellings or multiple dwellings for “holiday homes” and “holiday homes (large)” in residential zoned areas of Jurien Bay and Cervantes. The policy objectives are:

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

Following on from this discussion Council resolved the following at their 22 February 2018 meeting:

That Council pursuant to the Shire of Dandaragan Local Planning Scheme No.7 adopt for the purpose of advertising draft Local Planning Policy 8.13 – Holiday Homes as provided as an attachment to this report, and proceed to publish a notice twice in the local newspapers seeking public comment for a minimum period of 35 days.

Subsequently, the draft policy was advertised from 22 February 2018 to 16 April 2018. Council are requested to consider submissions received (see attached schedule of submissions) and modifications proposed on the Draft Local Planning Policy based on said submissions.

COMMENT

Council have previously resolved it is preferable to support the use of Residential dwellings for holiday accommodation subject to specific controls as the benefits outweigh the dis-benefits. The draft Local Planning Policy (LPP) only applies to landowners utilising their Residential zoned property of Cervantes or Jurien

Bay as a commercial investment for short stay accommodation and not those using their premises for personal holiday use by friends and / or family of the landowner(s). Pursuant to Local Planning Scheme No.7 (LPS7), the use of a Residential zoned property as a commercial holiday home is a discretionary use, which therefore requires planning approval. However, Council has to now, allowed holiday homes to operate without planning approval.

A number of submissions raised questions on why now the Shire is enforcing this matter. Staff responses to submitters simply stated Council have identified it is now time to formalise the matter before it becomes exacerbated further given the large uptake of Residential zoned listings on peer to peer organisations such as AirBnB. The LPP will streamline the process and detail the requirements of all parties in the approval of holiday homes in Residential zoned areas of Cervantes and Jurien Bay.

In regards to Shire known established holiday homes of which there is over 100 (see attached known holiday homes map), each will be given a period of 12 months from the adoption of the policy to apply for planning approval. The Shire will then consider enforcement measures pursuant to Part 13 of the *Planning and Development Act 2005*.

In total 23 submissions were received, these have guided staff in their modification of the LPP. The major concern/comments were:

- why the policy is being formulated (14 comments);
- the effect the policy will have on rates (9 comments);
- the fees involved with gaining planning approval under the policy (8 comments);
- questioning the need or right of privacy for a register of tenants to be kept by the property manager which can be requested by the Shire at any time (4 comments);
- comments on vehicle parking requirements (4 comments);
- questioning the management plan, code of conduct and fire and emergency plan (3 comments); and
- questioning any reference to holiday homes only being permitted in central areas of the two town sites (3 comments).

Chronological modifications of the LPP are as follow:

Throughout the modified policy bold print is used to alert readers to key fundamental points of the policy.

A Background section (2.0) has been added to detail the history of holiday homes throughout the State and in the Shire.

A Statutory Basis section (3.0) has been added to outline why and how the policy has been formulated in a statutory planning sense. Please note this now moves each clause discussed below up two

numbers up i.e. clause 4.3 is now clause 6.3 in the modified policy.

Objective 2.2 (new 4.2) reworded from 'central residential areas' to 'Residential zoned areas' to be consistent with not just the introduction of the LPP but the statutory requirements of LPS7 and to eliminate any misleading interpretation that outskirt residential properties of both town-sites will not be approved. Clauses 4.1, 4.3, 4.6 and 6.2 (new clauses 6.1, 6.3, 6.6 and 8.2), have also been modified to provide consistent language throughout the LPP. New clause 6.1 additionally includes "all land within Special Development Area 1 (Residential)" as this is the LPS7 name for the Residential Beachridge Estate.

Inserting LPS7's definition of short stay accommodation into 3.0 Definitions (new 5.0), as a number of submissions required clarification.

Rewording clause 4.5 (new clause 6.5) to outline all planning approvals for holiday homes shall expire on 31 July each year. Invoices for the annual renewal fees of planning approval will be mailed to applicants on 1 July each year. For renewal, invoices for fees are required to be paid before the 31 July expiry date. The first annual renewal fees will be waived for a holiday homes which receive initial planning within six (6) months of 31 July in the same calendar year. This has been agreed by Development Services Staff as the most efficient and practicable system of approval / renewal for all applicants.

Rewording clause 4.8 (new clause 6.8) to state the annual renewal fees not only includes the planning approval renewal but also includes the fee for the health inspection outline in clause 4.10 (now clause 6.10). These two fees to be included in the new budget will be approximately \$73 for the renewal of planning approval and \$100 for the health inspection.

Rewording clause 4.9 (new clause 6.9) as it was misleading, because the land use of a Residential zoned property as a holiday home would have no effect on rates. Property rates are exclusively based on the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord were liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land.

Adding to clause 4.10 (new clause 6.10) that health inspections will be undertaken in accordance with Part 8 – Lodging Houses of the *Shire of Dandaragan Health Local Laws 2005* and Division 2 – Lodging-houses of the *Health (Miscellaneous Provisions) Act 1911* as both pieces of legislation cover all applicable health requirements, including, but not limited to, holiday home operators

keeping a register of tenants. These health implications have been listed within the LPP because the definition between a holiday home in planning terms and lodging house in health terms is transparent and reflective of each other. Therefore, given a lodging house is a premise which requires health inspections to meet set standards the link between the two was introduced within the LPP to streamline both these Development Services regulated by the Shire.

Rewording subclauses 5.6 a & b (new clause 7.6) to state additional parking for boats, trailers, caravan etc. and sealed conditions of driveways will be assessed on a case by case basis with specific requirements and/or allowances stated as conditions of planning approval.

Merging clauses 5.7 and 5.8 (new clause 7.7) and including reference to the template management plan, code of conduct and fire and emergency management plan provided in schedule 1 of the policy by the Shire and required to be submitted as part of the planning application. Further adding to the clause that once holiday homes are approved these formal documents are to be displayed inside the premises in addition to the certificate of registration supplied with the planning approval.

Within the “duties of property manager” contained in the property management plan, the manager is to maintain a register of all people who utilise the premises (register of tenants), available for inspection by the Shire of Dandaragan upon request, pursuant to section 157 of the *Health (Miscellaneous Provisions) Act 1911*.

Merging clauses 5.9 and 5.10 (new clause 7.8), whereby clause 5.9 is added to the end of clause 5.10 as i.e. “this may be required to be submitted as part of the application for planning approval”.

Rewording clause 5.12 (new clause 7.10) to state written complaints received during the annual period will be considered and weighted against an application for renewal of planning approval in addition to meeting the requirements of clause 4.1 health inspection and ensuring that there has been no change in the circumstances under which the previous approval was granted.

Adding a clause following the above clause to state approvals for a Holiday Home (Large) will require the applicant to obtain (if not already) an extra rubbish bin service from the Shire then what is compulsory for approved single house dwellings. This has been introduced as one bin service caters for a dwelling which houses a maximum of six (6) persons or in this context the equivalent of a Holiday Home and not a Holiday Home (Large) which can provide short stay accommodation for more than 6 people but not more than 12 at any one time.

Inserting the following into clause 6.4 (new clause 8.4): "the certificate of registration must be displayed within the premises at all times".

Rewording clause 6.5 (new clause 8.5) from "a list of all approved Holiday Homes and their manager's contact details is to be kept and made available to the public at the Turquoise Coast Visitor Centre for tourism purposes" to "the Shire may provide details of the Holiday Homes Register to third parties for emergency and tourism purposes".

Rewording clause 7.1 (new clause 9.1) to state with enforcement provisions of Part 13 of the *Planning and Development Act 2005* not LPS7.

It is viewed that such a policy will prove beneficial in informing applicants of the requirements to be met prior to the lodgement of a planning application and ongoing management post approval. Similarly, the process will be streamlined through clear delegation to Staff to approve the application based on full compliance with the policy standards. Additionally, this policy is to be provided as a tool to set a higher standard in the stock of holiday homes and creating a competitive market for accommodation within the two town sites.

Given the above Council are requested to adopt for the purpose of advertising Modified Draft Local Planning Policy 8.13: Holiday Homes.

CONSULTATION

The draft policy was advertised via the Shire's website/Facebook and local newspapers from 22 February 2018 to 16 April 2018. Letters were also sent to local real estate and accommodation operators advising them of the draft and inviting submissions on the draft policy.

The modified draft will also be advertised via the above formats in addition to notifying previous submitters of the modified draft and inviting comment for a minimum period of 28 days.

STATUTORY ENVIRONMENT

The ability to prepare a Local Planning Policy is afforded to the Council under clause 3 of the Deemed Provisions of the Shire of Dandaragan Local Planning Scheme No.7. The Scheme allows the Shire to prepare policies in respect to any matter related to the planning and development of the Shire. Policies may apply to a particular class or matter and relate to one or more parts of the Scheme area. Clauses 5 and 6 of the Deemed Provisions of the Scheme allow Council to amend or rescind its planning policies. Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018

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

POLICY IMPLICATIONS

As outlined above.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

The draft policy will assist in the procedural and governance aspects of the Shire's development control responsibilities. Generally and for the most part local planning policies are formulated within the legal framework prescribed by legislation and aligned with the strategic direction as set by the Council. In this case the policy has been aligned with the recommendations of the Local Tourism Planning Strategy.

Local Planning Policies aim at prescribing minimum standards acceptable to the Council in consideration of community sentiment for various types of development and land use. Additionally, these policies also aid in providing a foundation for delegation to be set in order to assist in streamlining the approval processes and establishing relative levels of compliance.

- 2012 Local Tourism Planning Strategy
- 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 5: Proactive and Leading Local Government</i>	
5.3 Ensure community is well informed and facilitate community engagement in visioning, strategic planning and other significant decisions that affect the community	a) Consult and engage with the community on issues, projects and decisions that affect them

ATTACHMENTS

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

- Schedule of Submissions (Doc Id: 108069)
- Known Holiday Homes Map (Doc Id: 107636)
- Previous Draft Local Planning Policy 8.13: Holiday Homes (Doc Id: 107628)
- Revised Draft Local Planning Policy 8.13: Holiday Homes (Doc Id: 109720)

(Marked 9.3.1)

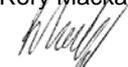
VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council pursuant to clause 4 of the Deemed Provisions of the Shire of Dandaragan Local Planning Scheme No.7 adopt for the purpose of advertising Modified Draft Local Planning Policy 8.13: Holiday Homes as provided as an attachment (Doc Id: 109720) to this report, and proceed to publish a notice twice in the local newspapers seeking public comment for a minimum period of 28 days.

9.3.2 DRISCOLL PLANNING – FINAL ADOPTION SCHEME AMENDMENT NO.27 – LOT 1 JURIEN ROAD, JURIEN BAY

Location:	Lot 1 Jurien Road, Jurien Bay
Applicant:	Driscoll Planning on behalf of DG Kent
Folder Path:	BCS/Land Use and Planning/Planning/Planning Scheme/Amendment 7.27
Disclosure of Interest:	None
Date:	28 April 2018
Author:	Rory Mackay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Executive Manager Development Services
Signature of Senior Officer:	

PROPOSAL

The purpose of this report is for Council to consider submissions to Scheme Amendment 27 and final adoption (with modifications) of the amendment to rezone Lot 1 Jurien Road, Jurien Bay from 'Rural' to 'Rural Smallholdings' and introduce various zoning controls under the Shire of Dandaragan Local Planning Scheme No.7 (LPS7).

The rezoning introduces appropriate management controls relating to land use and development, to provide for a sustainable form of development in the future 'Rural Smallholdings' zone.

BACKGROUND

The landowner first tried to the rezone Lot 1 Jurien Road, Jurien Bay in 2008 (Amendment 11) from 'Rural' to 'Rural Residential' and introduce 'Parks and Recreation' reserves to facilitate the subdivision proposal for 277 rural residential lots ranging from 2 – 17ha, with 4 lots having additional uses to permit commercial/community uses. However Amendment 11 was subsequently refused by the Minister for Planning on 23 December 2013. The Minister did however advise that the Department of Planning, Lands and Heritage would consider an alternate proposal with a lesser density/land use impact.

Following this the applicant proposed amended rezoning and a subdivision guide plan (Amendment 27) of Lot 1 with significantly less and larger lots, which Council resolved to, initiate and proceed to advertise with a number of detailed provisions (see attachment 1) on 25 August 2016.

Provision 8 resolved, pursuant to the Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), that Amendment 27 is a complex amendment for the following reasons:

- a) it is an amendment that is not consistent with a local planning strategy for the Scheme that has been endorsed by the Commission;

- b) it is an amendment relating to a development that is of a scale, or will have an impact, that is significant relative to development in the locality; and
- c) the amendment is not recognised as being a basic or standard amendment in accordance with r.34(c) of the Regulations as it proposes to amend the Scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2 of the Regulations.

Given Amendment 27 was identified as a complex amendment, r.37 of the Regulations requires the local government before advertising the amendment to the public to first refer the amendment to the Western Australian Planning Commission (WAPC) for their examination and advice on whether the amendment requires modification before advertising can proceed.

After referral of Amendment 27 to the WAPC under the above regulation, the WAPC advised the Shire Amendment 27 required numerous modifications to be deemed acceptable for public advertisement (see attachment 2). The WAPC also required the applicant address the reasons why Amendment 11 was refused and what has been proposed to rectify such issues in Amendment 27. This was forwarded to the applicant who responded to the WAPC requirements in due course (see attachments 3 & 4).

The applicant amended the scheme amendment documentation accordingly; within the amendment report the applicant stated the following on substantial changes from Amendment 27 initiated by Council in August 2016 after the above process:

Amendment 27 proposed the following:

- 55 x 4.0-10 ha rural residential lots;
- 1 x 47 ha rural residential lot;
- 2 x 300 ha rural residential lots;
- 1 x 5 ha service station/roadhouse lot; and
- 1 x 285 ha for an airpark/airport.

After examining the issues to be addressed from both the Amendments 11 and 27 proposals, then undertaking a bushfire risk assessment and carrying out further investigation of the potential karst landform risks, this current Amendment has been modified proposing:

- the introduction of the Rural Smallholdings zone;
- 47 x 4.0 ha-13.5 ha rural smallholdings lots;
- 1 x 46.0 ha rural smallholdings lot;
- 3 x ≈ 300 ha rural lots;
- additional restrictions on the release and development of lots within the buffer around the limestone quarry;
- subdivision conditions with respect to any lot with potential risk from subsidence or movement in areas identified with the karst risk formation.

- *Supporting information is in Appendix 4;*
- *redesign of roads and the identification of building envelopes avoiding the need for clearing of vegetation. In addition there would be minimal clearing required for access, fences and firebreaks;*
- *providing the property market with the first rural smallholdings lots in the Shire supporting housing and lifestyle diversity;*
- *protecting and making available productive agricultural land for ongoing agricultural activity;*
- *a Bushfire Management Plan (BMP) including a Bushfire Attack Level assessment has been prepared by BPP Group Pty Ltd dated 9th June, 2017 to support the proposal. The BMP is attached in Appendix 3.*

With such modifications the amendment was cleared to be advertised to the public by the WAPC for a minimum period of 60 days. Advertisement commenced in the Midwest Times, Shire Matters and on the Shire website from 20 February 2018. The consultation period closed on 11 May 2018. Council is requested to consider submissions made (see attached schedule of submissions) and modifications proposed on Amendment 27.

COMMENT

The scheme amendment in addition to its proposal also provides an opportunity to update elements of LPS7 to be more consistent with the Regulations. However, whilst Amendment 27 introduces zoning objectives reflective of clause 14 of schedule 1 of the Regulations; the Amendment is not intended to be the mechanism for a comprehensive review of LPS7 as required under regulation 65 of the Regulations, which shall be undertaken at a later stage.

In total 3 submissions were received for Amendment 27. However, none of the submissions influenced and / or warranted Shire Staff to proposed modifications to the scheme amendment (please see the attached schedule of submissions for clarification).

Nonetheless, Shire Staff propose minor administration changes to the scheme amendment documentation. The proposed changes are to the suggested LPS7 provisions listed on pages 55-59 of the scheme amendment report, in brackets is the reference to the changes to be reflected in the amendment initiation pages. The proposed changes are listed below:

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018
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1.
 - b) The subdivider shall prepare and implement a Fire Management Plan to the satisfaction of Council in consultation with the Department of Fire and Emergency Services. **(7vii – a)**
 - c) The subdivider shall prepare a drainage study to determine how to alleviate adjacent lots from hazards posed by floodwaters, but without degrading the conservation values of the wetlands and associated features. The basis of information regarding a drainage and flood risk study, shall reflect the criteria provided in the Land Capability and Geotechnical Assessment. **(7i - b)**
 - e) The subdivider shall install suitable fencing to the perimeter of the Estate and to the boundaries of lots within. The style of fencing shall be open in nature and befitting the rural character of the locality. **(7i - d)**
 - f) At the time of subdivision, the Local Authority shall request the Western Australian Planning Commission impose condition/s requiring the construction of any roads, battle-axe legs, shared access legs, or crossovers required to provide adequate vehicular access to the proposed lots. **(7vii – c)**

3.

Delete e) 2) **(7iii – e)**

 - i) 5) Any proposed clearing of River Gums on Lot 5 will require local government and Department of Biodiversity, Conservation and Attractions approval aimed at protecting the habitat of the Carnaby's Black Cockatoo.
Notwithstanding 3 above, no clearing of the River Gums (*Eucalyptus camaldulensis*) will be permitted on Lot 5 without the approval of the local government and the Department of Biodiversity, Conservation and Attractions by obtaining a clearing permit obtained from the Department of Water and Environmental Regulation under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. **(7vii – e – 5)**

6.
 - a) Subdivision clearance shall not be granted by the local authority for Lots 31, 33, 35 and 38-41 until the current extraction licence has ceased to operate or the buffer has been redefined and no longer affects the above lots. **(7v – a)**
Delete 6d) **(7v – d)**

7.
 - a) Prior to any development occurring, including the construction of subdivisional roads, a sub-surface investigation must be undertaken involving at a minimum the sinking of eight boreholes across the western third of the site (the Rural Smallholdings Zone) to determine depth to water table and thickness of limestone. This shall result in a report, based

upon the analysis of data, being produced by a suitably qualified consultant for submission to the WAPC explaining the results and detailing if further work is required to guarantee the foundation stability of each building envelope identified as having potential risk. **(7vi – a)**

These recommended changes to the proposed scheme provisions of Amendment 27 are to align the language of the amendment with the language already displayed in LPS7 (and the Regulations) to provide consistency between the two.

Council are requested to grant final adoption of Amendment 27 with these modifications and authorise Shire staff to prepare the amendment documentation for submission to the WAPC for final approval from the Hon. Minister of Planning.

CONSULTATION

In accordance with r.38 of the Regulations, Amendment 27 was advertised in the Midwest Times, Shire Matters and on the Shire website for a period of 80 days from 20 February 2018 to 11 May 2018.

In response 3 submissions were received and considered in accordance with r.41 of the Regulations by Shire Staff as shown in the attached schedule of submissions. It is noted no government agencies/departments were consulted; this was due to agency consultation of the previous version of the amendment being deemed adequate given the lesser extent of the rezoning proposed by the current scheme amendment.

STATUTORY ENVIRONMENT

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No.7

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The applicant will be required to pay the costs of advertising and preparation of the scheme amendment, to be recouped by the Shire once the procedure is finalised.

STRATEGIC IMPLICATIONS

- Rural Land Use Planning Strategy 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
1.1 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:

- 20160825 Minute Extract 9.4.1 Scheme Amendment No 27 – 25 August 2016 (Doc Id: 72563)
- WAPC Letter Required Modification (Doc Id: 108193)
- Amendment 11 Response to WAPC Changes (Doc Id: 108202)
- Amendment 27 Response to WAPC Changes (Doc Id: 108201)
- Scheme Amendment 27 Report (Doc Id: 108200)
- Schedule of Submissions (Doc Id: 110800)

Marked (9.3.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

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

1. Rezoning a portion of Lot 1 Jurien Road, Jurien Bay from 'Rural' zone to 'Rural Smallholdings' zone as shown on the Scheme Amendment Map.
2. Insert a new Schedule into the Scheme as 'Schedule 10 – Specific Provisions for Rural Smallholdings Zones' introducing site specific development and subdivision provisions including a Structure Plan for Rural Smallholdings Area 1.
3. In Clause 3.2 replace 'Rural Residential Zone' and its objective; 'To provide for rural lots for residential purposes. Lots should generally range in size between 2.0 ha and 20.0 ha', with the following:

'Rural Residential Zone

 - To provide for lot sizes in the range of 1 ha to 4 ha.
 - To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
 - To set aside areas for the retention of vegetation and landform or other features which distinguish the land.'
4. Insert the following into Clause 3.2 of the Scheme to follow 'Rural Residential Zone':

'Rural Smallholdings Zone

- To provide for lot sizes in the range of 4 ha to 40 ha.
 - To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
 - To set aside areas for the retention of vegetation and landform or other features which distinguish the land.'
5. Insert the Rural Smallholdings Zone into Table 1: Zoning Table with the following land use permissibilities:

Use Classes	Rural Smallholdings
Bed and breakfast	D
Cabin	A
Caretakers dwelling	D
Chalet	A
Cottage industry	D
Single house	P
Holiday house	P
Home occupation	D
Rural pursuit	D
(all other uses are not permitted)	

6. Amend the provisions in Clause 4.13 of the Scheme to the following:
- 4.13 DEVELOPMENT IN THE RURAL RESIDENTIAL AND RURAL SMALLHOLDINGS ZONES**
- 4.13.1** The subdivision of any land within the Scheme area classified Rural Residential or Rural Smallholdings Zone shall generally be in accordance with a structure plan prepared pursuant to Part 4 of the deemed provisions.
- 4.13.2** The subdivision of existing Rural Residential or Rural Smallholdings lots that do not have approved structure plans will generally not be supported.
- 4.13.3** Development in a Rural Residential or Rural Smallholdings Zone shall comply with the following general requirements:
- i. Not more than one single dwelling per lot shall be erected.
 - ii. When an application is made to Council for development approval, a landscape plan shall be submitted identifying the existing vegetation to be retained and the location and species of tree and shrubs to be planted as part of site development. Issue of a building licence will be conditional on the implementation and maintenance of the landscape plan.
 - iii. Native vegetation shall be retained unless its removal is authorised by Council except in the cases of vegetation which is proposed to be removed to make way for approved construction, fences, access ways,

- fire management and for trees that are dead, diseased or dangerous. Where in the Council's opinion there is a deficiency of vegetation on any particular allotment, the Council may require the planting and subsequent maintenance of an adequate area of vegetation as a condition of development approval.
- iv. In the Rural Residential and Rural Smallholdings Zones, a demonstrated and sustainable water supply is to be provided in accordance with Western Australian Planning Commission policy.
 - v. The siting and erection of any building, outbuilding or fence shall not be approved by Council unless or until it is satisfied that the design, construction, materials and position will be in harmony with the rural character of the land within the zone and locality generally.
 - vi. On-site effluent disposal systems servicing development on the lots should be to the specifications of the local authority or Department of Health. The use of non-standard effluent disposal systems may be required and in any event the following requirements shall be satisfied:
 - (a) Adequate separation achieved between the base of the leach drains and the highest recorded groundwater level.
 - (b) Adequate horizontal separations achieved between the disposal system and existing drains, water courses or water bodies.
 - (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the land owner and be maintained to the satisfaction of the local authority.
 - (d) Prevention of direct movement of wastewater and nutrients from the locality of each disposal area.
 - vii. The subdivider shall advise all purchasers of subdivided lots that if the lots are located within a Groundwater Area and that water extraction requires licensing.
 - viii. The keeping of livestock for commercial purposes shall not be permitted. The keeping of livestock for domestic purposes will only be permitted to manage areas of cleared pasture and then only to maximum stocking rates permitted under Department of Food and Agriculture guidelines given the soil and vegetation types in the locality. Given Council's preferred aim to revegetate cleared pasture areas, the keeping of livestock for domestic purposes is to be discouraged;

- ix. All residences, outbuildings, carports and the like shall be constructed of materials sympathetic to the character of the locality, as may be approved or required by Council. The scale of outbuildings shall be of a domestic nature such that the rural residential amenity of the locality is not prejudiced. Large industrial type buildings will not be permitted.
- x. It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation zone and compliance with the local government's annual firebreak notice issues under s33 of the Bush Fires Act 1954.

4.13.4 Specific additional requirements which relate to Rural Residential or Rural Smallholdings zoned land are set out in Schedule 7 and 10. Where there is a conflict with any other provision of the Scheme, the provisions of Schedule 7 and 10 shall prevail.

- 7. Introducing a schedule of site specific development and subdivision provisions, including a Structure Plan, in Schedule 10 as follows:
 - i. Subdivision and Development
 - a) A Structure Plan and the requirement for subdivision to be in accordance with a Structure Plan approved by the WAPC will be required.
 - b) The subdivider shall prepare a drainage study to determine how to alleviate adjacent lots from hazards posed by floodwaters, but without degrading the conservation values of the wetlands and associated features. The basis of information regarding a drainage and flood risk study, shall reflect the criteria provided in the Land Capability and Geotechnical Assessment.
 - c) Prior to subdivision, the subdivider shall prepare building guidelines to inform the desired character of future development. The guidelines shall be prepared to Council's satisfaction.
 - d) The subdivider shall install suitable fencing to the perimeter of the Estate and to the boundaries of lots within. The style of fencing shall be open in nature and befitting the rural character of the locality.
 - ii. Public Open Space (Reserve for Recreation)
 - a) Council shall at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare and implement a management plan for the Public Open Space (Reserve for 'Recreation') as

- delineated on the Structure Plan which is to address the following:
- 1) rehabilitation of the natural environment;
 - 2) a maintenance regime; and
 - 3) access to water for fire- fighting purposes.
- iii. **Development & Land Use Controls**
- a) All buildings in the 'Rural Smallholdings' Area 1 shall be contained within a building envelope not exceeding 4,000 m². For the purpose of this clause "buildings" shall include dwellings, outbuildings and effluent disposal systems.
 - b) Building envelopes shall be nominated by the landowner at the development approval stage and shall comply with the following:
 - 1) Minimum front setback 20 metres,
 - 2) Minimum side setback: 10 metres,
 - 3) Minimum rear setback: 10 metres, and
 - 4) Minimum setback from water body: 50 metres.
 - c) Notwithstanding provisions b) above the application to approve a building envelope must be accompanied by relevant building plans, and information addressing visual amenity, privacy and screening, vegetation loss, access and proximity to natural features.
 - d) In the case of lots adjoining rural lots, the building envelope shall be a minimum of 100 metres as measured from the lot boundary containing the rural use.
 - e) Only one dwelling is permitted on any lot within the 'Rural Residential' zone and 'Rural Smallholdings' zone, although the local government may, at its discretion, also approve one ancillary accommodation unit as defined in the Residential Design Codes.
 - f) Prior to Council recommending endorsement to the WAPC of a deposited plan of subdivision, the subdivider shall enter into a notification pursuant to section 165 Planning & Development Act 2005 advising registered proprietors and prospective purchasers of the subdivided lots that the lots are subject to the provisions of a Structure Plan which contains factors affecting the use and enjoyment of the lots ("the Notification"). The Notification shall be prepared at the subdivider's cost to the satisfaction of the WAPC and shall be registered against each of the certificates of title for the subdivided lots.
 - g) Development must be consistent with the "Indian Ocean Drive Planning Guidelines" WAPC, March 2014, if it will be visible from Indian Ocean Drive.
- iv. **Water Supply**

- a) Construction of a single dwelling on any lot shall be supported by a minimum:
 - 1) 260m² of roof catchment area from all buildings and a minimum rain water storage tank capacity of 120,000 litres as calculated under the Department of Water and Environmental Regulation's Stormwater Management Manual for WA formula; and
 - 2) A 10,000 litre storage tank fed from roof collection, an on-site dam or under-ground bore for fire-fighting use. All tanks shall include the installation of a 50mm outlet with gate valve and male coupling located at the base clearly marked "Fire Brigade Connection Point".
- b) The government does not require a licence to install a groundwater bore and to extract water when it is only to be used for:
 - the only water that can be taken from the well is from the water table aquifer;
 - water taken from the well/bore is to be used for one or more of the following:
 - i) firefighting;
 - ii) watering cattle or other stock but not under intensive conditions;
 - iii) watering an area of lawn or garden that does not exceed 0.2 ha;
 - iv) other ordinary domestic purposes.
 (Rights in Water and Irrigation Exemption [Section 26c] Order 2011 under the Rights in Water and Irrigation Act 1914).
- v. Development within Quarry Buffer
 - a) Subdivision clearance shall not be granted by the local authority for Lots 31, 33, 35 and 38-41 until the current extraction licence has ceased to operate or the buffer has been redefined and no longer affects the above lots.
 - b) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan.
 - c) Notwithstanding b) above, no residential development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of Geological Survey of WA.
- vi. Development within the Karst Risk Area
 - a) Prior to any development occurring, including the construction of subdivisional roads, a sub-surface investigation must be undertaken involving at a minimum the sinking of eight boreholes across the western third of the site (the Rural Smallholdings Zone) to determine depth to water

table and thickness of limestone. This shall result in a report, based upon the analysis of data, being produced by a suitably qualified consultant for submission to the WAPC explaining the results and detailing if further work is required to guarantee the foundation stability of each building envelope identified as having potential risk.

- b) As a result of assessing the karst landform, the WAPC may approve minor changes to the:
- lot boundaries;
 - building envelopes; or
 - road alignment

without requiring an amendment to the Structure Plan or approved subdivision plan.

vii. **Bushfire Management and Clearing of Vegetation**

- a) The subdivider shall prepare and implement a Fire Management Plan to the satisfaction of Council in consultation with the Department of Fire and Emergency Services.
- b) At the time of subdivision, the local government may request the WAPC impose a condition that requires the subdivider provide fire-fighting facilities (or a financial contribution in-lieu of) to service the subdivision.
- c) At the time of subdivision, the Local Authority shall request the WAPC impose condition/s requiring the construction of any roads, battle-axe legs, shared access legs, or crossovers required to provide adequate vehicular access to the proposed lots.
- d) The WAPC may impose a condition requiring the subdivider to prepare and implement a management plan for Public Open Space which must address, if required, access to water for fire-fighting purposes.
- e) No clearing or destruction of any remnant vegetation or revegetation shall be permitted except for:
- 1) Clearing to comply with the requirements of the Bush Fires Act 1954 (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government, and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004;
 - 2) Clearing for vehicular access or fire breaks specifically identified on the Structure Plan;
 - 3) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved

building or other land use approved by the local government;

- 4) Trees that are diseased or dangerous as determined by the local government.
- 5) Any proposed clearing of River Gums on Lot 5 will require local government and Department of Biodiversity, Conservation and Attractions approval aimed at protecting the habitat of the Carnaby's Black Cockatoo.

Notwithstanding 3 above, no clearing of the River Gums (*Eucalyptus camaldulensis*) will be permitted on Lot 5 without the approval of the local government and the Department of Biodiversity, Conservation and Attractions by obtaining a clearing permit obtained from the Department of Water and Environmental Regulation under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

- 6) It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation zone and compliance with the local government's annual firebreak notice issues under s33 of the Bush Fires Act 1954.
8. Resolves, pursuant to Regulation 35(2) of the Regulations, that Amendment 27 is complex under the provisions of the Regulations for the following reason:
 - a) it is an amendment that is not consistent with a local planning strategy for the Scheme that has been endorsed by the Commission;
 - b) it is an amendment relating to a development that is of a scale, or will have an impact, that is significant relative to development in the locality; and
 - c) the amendment is not recognised as being a basic or standard amendment.
9. Amending the Scheme Map accordingly.
10. Authorise Council officers to prepare the scheme amendment documentation.
11. Authorise the affixing of the common seal to and endorse the signing of the amendment documentation.
12. Pursuant to Section 81 of the Planning and Development Act 2005, refers Amendment 35 to the Environmental Protection Authority.
13. Pursuant to regulation 44 (1) of the Regulations, provides two copies of Amendment 27 to the Western Australian Planning Commission.

9.3.3 PROPOSED OVER-HEIGHT RETAINING WALL & FRONT BOUNDARY FENCE – LOT 339 MELALEUCA WAY, JURIEN BAY

Location: Lot 339 Melaleuca Way, Jurien Bay
 Applicant: S C Nottle
 File Ref: Development Services Apps\Development Application/2018/23
 Disclosure of Interest: None
 Date: 3 May 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 an over-height retaining wall and the construction of a front fence above on Lot 339 (16) Melaleuca Way, Jurien Bay.



Location Plan

BACKGROUND

The applicant is seeking planning approval to construct a 1.3m high limestone retaining wall and a 1.5m front fence of limestone pillars and aluminium slat inserts above said retaining wall on the front property boundary. The fence is truncated 1.5m from each of the two property driveways and is proposed to be constructed back towards the setback of the dwelling to create an enclosed courtyard as shown in the attached plans.

The applicant has detailed the reason for proposing the 1.3m high retaining wall is to bring the top of the retaining wall in line with the house pad as shown in current photo of the property below.



The applicant has further detailed the reasons for enclosing the front area of the house to be used as courtyard garden is to provide a:

1. *windbreak to the front of the house. Whereas the sea breeze is a welcome relief on hot summer days, the extremely strong southerlies that occur most days blow relentlessly straight into the front of the house. Apart from the strong winds, a fair amount of sand and dust is blown into the house as well; and*
2. *reasonable level of privacy at the front of the house and create a pleasant and protected area to enter the front of the house.*

This proposal is a variation to deemed-to-comply provision (C8) of clause 5.3.8 Retaining walls of the Residential Design Codes (R-codes) which states the following:

Retaining walls greater than 0.5m in height set back from lot boundaries in accordance with the setback provisions of Table 1. Retaining walls 0.5m or less in height may be located up to the lot boundary.

The design principle (P8) for this R-codes clause is:

Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 (Site works) and 5.4.1 (Privacy).

Ensuring due regard to these listed additional clauses it has been determined clause 5.4.1 Privacy is not applicable for this proposal. However, it is identified the proposal is also not compliant with clause 5.3.7 Site works (C7.1), which states:

Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed

0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.

Clause 5.2.4 Street walls and fences is also relevant for this proposal, C4 outlines:

Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence.

Visually permeable is defined by the R-codes in reference to a wall, gate, door or fence that the vertical surface has:

- *continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *a surface offering equal or lesser obstruction to view; as viewed directly from the street.*

In assessment, the proposal also seeks a variation or is required to be modified to meet this deemed-to-comply clause of the R-codes.

Furthermore, the Shire of Dandaragan Local Law – Fencing also sets out the requirements for fencing forward of the building line as follows:

Reg 7. Fences Within Front Setback Areas

A person shall not, without the written consent of the Building Surveyor, erect a free-standing fence greater than 1200mm in height, within the front set-back area of a Residential Lot within the district.

The Building Surveyor may approve the erection of a fence of a height greater than 1200mm in the front setback area of a Residential Lot only if the fence on each side of the driveway into the Lot across the front boundary is to be angled into the Lot for a distance of not less than 1500mm along the frontage to a distance of not less than 1500mm from the frontage in order to provide appropriate splayed lines of vision for a motorist using the driveway for access to a thoroughfare.

The provision of sub-clause (2) shall not apply to a fence:

- (a) of open construction that does not obscure the lines of vision of a motorist using the driveway for access to a thoroughfare;*
or
- (b) that does not adjoin a footpath.*

The matter of truncating fences mentioned above is also addressed in the R-codes via clause 5.2.5 Sight lines, whereby C5 outlines:

Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect.

As stated above, the proposal complies with this clause and can be approved under the local law regulation through a building permit if planning approval is granted by Council.

COMMENT

Where a proposal does not meet the deemed-to-comply provisions of R-codes the decision maker is to exercise its judgement to consider the merits of the proposal in accordance with the design principles of the R-codes.

The current streetscape of Melaleuca Way exhibits no structures (retaining walls or fences) within the front building setbacks of properties as shown below.



However, it is noted in the right of photo there is a retaining wall for the side boundary of Lot 372 (31) Eucalypt Way which is approximately around 1 -1.3m in height and could possible see a 1.8m side fence constructed above when the land is developed. Nevertheless, this is treated different as the retaining wall was installed during subdivision and the fact it is a side boundary.

The applicant originally submitted plans to build a 1.8m fence with a centre stone wall feature above the 1.3m retaining wall. This original concept was also not truncated for sight lines of the two property driveways. This meant the development was proposing four variations to the deemed-to-comply provisions of the R-codes in a locality where no other similar structure currently exist.

Noting this proposal would likely result in refusal given its number of variations and bulk and scale of the overall structure being 3.1m in height at the front boundary, Shire Staff asked for revised plans to be submitted which better addressed and/or limited variations of the R-codes sort.

The proponent swiftly worked with Staff and submitted revised plans which are the subject of this decision by Council. As noted previously these plans show the fence truncated as per R-codes clause 5.2.5 (C5). The applicant also reduced the height of the fence from 1.8m to 1.5m, noting this is the minimum height they believe can still achieve their wind break and privacy ambitions of the fence. This has reduced the overall bulk and scale of the proposal at the front boundary from 3.1m to 2.8m with only the retaining wall section of 1.3m being fully enclosed.

The current proposed 20mm gap between the 65mm aluminium slat infill panels of the fence is non-compliant with clause 5.2.4 (C4) Street walls and fences of the R-codes. For the 1.5m fence to be compliant (visually permeable 1.2 above natural ground level) the gaps are required to be increased to 50mm resulting in an approximate total vertical surface of 650mm being open and 850mm enclosed by the aluminium slat infill panels, satisfying the definition of visually permeable given by the R-codes. A condition of approval will ensure the 50mm gaps are installed within the fence.

Finally, it can be argued the proposal satisfies the design principles of R-codes clause 5.3.7 Site works of:

P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.

P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.

As shown in attached elevations of the property, where approximately 80% of the property is at 11.5m and the other 20% falls away to the road level of 10.2m. The proposed retaining wall would fill in a portion of this sloping area to be used more effectively by the landowner without comprising natural street surveillance and sight lines of the landowner's driveways.

Given all discussed, Council is requested to exercise discretion and grant planning approval to the two deemed-to-comply variations (C7.1 & C8) of the R-codes sort by the applicant as the variations accomplish orderly and proper planning.

CONSULTATION

Notice of the proposed development was advertised to adjoining and potentially impacted neighbouring landowners. The advertising period closed on the 21 May 2017. Two (2) supportive submissions were received.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7 (Residential Design Codes)
- Fencing Local Laws

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

The applicant has paid a sum of \$147 in line with Shire's Schedule of Fees for development applications.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

Goal 1: Great Place for Residential and Business Development

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:

- Revised Plans (Doc Id: 110880)
- Site Elevations (Doc Id: 110885)

(Marked 9.3.3

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant planning approval for a retaining wall and front fence on Lot 339 Melaleuca Way, Jurien Bay subject to the following conditions:

1. All development shall be in accordance with the attached plans date stamped 24 May 2018 subject to any modifications required as a consequence of any conditions of this approval (see condition 2) and shall not be altered without the prior written approval of the local government.
2. The individual spacing between the 'aluminium slat in-fill panels' denoted on the dated approved plans shall be increased to 50mm in order to comply with clause 5.2.4 (C4) Street walls and fences of the Residential Design Codes of the Shire of Dandaragan Local Planning Scheme No.7.

Advice Notes:

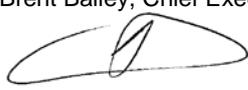
1. The applicant is advised this is planning approval only and not a building permit. A building permit must be obtained for this development.
2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the

- date of the determination, the approval shall lapse and be of no further effect.
3. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
 4. The applicant be advised that “should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

**The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845”**

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 ANNUAL GENERAL MEETING OF FIRE CONTROL OFFICERS AND THE APPOINTMENT OF FIRE CONTROL OFFICERS

Location:	Shire of Dandaragan
Applicant:	Fire Control Officers
Folder Path:	Business Classification Scheme / Emergency Services / Bush Fire Council / Meetings
Disclosure of Interest:	None
Date:	9 April 2018
Author:	Matthew Dadd, Community Emergency Services Coordinator
Signature of Author:	
Senior Officer:	Brent Bailey, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To receive the minute of the Annual General Meeting of Fire Control Officers and to appoint certain member to various bush fire roles in accordance with the Bush Fire Act 1954.

BACKGROUND

At the Annual General Meeting of Fire Control Officers recommendations are made to Council for individuals to be appointed to various roles in accordance with the Bush Fires Act 1954.

Those recommendations are to be considered by Council for formal appointment.

Appointments made by Council in accordance with the Bushfire Act 1954 must subsequently be circulated via newspaper within the district.

The Annual General Meeting of Fire Control Officers also presents an opportunity for relevant stakeholders to raise issues that may warrant action by the Local Government.

COMMENT

The Annual General Meeting of Fire Control Officers (AGM) was held 14 March 2018.

Item 4.1 of the AGM carried the following motion;

*Moved Mr Rick Allen, seconded by Mr Hugh Roberts
Motion moved to increase the current non-compliant firebreak penalty amount from \$250.00 to \$1000.00.*

CARRIED 20 / 0

Section 33 of the Bush Fires Act 1954 (Act) states;

Local government may require occupier of land to plough or clear fire-break

(1) *Subject to subsection (2) a local government at any time, and from time to time, may, and if so required by the Minister shall, as a measure for preventing the outbreak of a bush fire, or for preventing the spread or extension of a bush fire which may occur, give notice in writing to an owner or occupier of land situate within the district of the local government or shall give notice to all owners or occupiers of land in its district by publishing a notice in the Government Gazette and in a newspaper circulating in the area requiring him or them as the case may be within a time specified in the notice to do or to commence to do at a time so specified all or any of the following things —*

(a) *to plough, cultivate, scarify, burn or otherwise clear upon the land fire-breaks in such manner, at such places, of such dimensions, and to such number, and whether in parallel or otherwise, as the local government may and is hereby empowered to determine and as are specified in the notice, and thereafter to maintain the fire-breaks clear of inflammable matter;*

(b) *to act as and when specified in the notice with respect to anything which is upon the land, and which in the opinion of the local government or its duly authorised officer, is or is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire,*

and the notice may require the owner or occupier to do so —

(c) *as a separate operation, or in co-ordination with any other person, carrying out a similar operation on adjoining or neighbouring land; and*

(d) *in any event, to the satisfaction of either the local government or its duly authorised officer, according to which of them is specified in the notice.*

The penalty for non-compliance of this section of the Act as legislated by Bush Fires (Infringements) Regulations 1978 is \$250. This amount is prescribed and can't be amended, therefore, the AGM recommendation cannot be endorsed.

Item 6 of the AGM dealt with the recommendations to Council of various appointments in accordance with the Act.

ELECTIONS

*Chief Bush Fire Control Officer / Chief Fire Weather Officer
Mr Rick Allen was nominated as Chief Bush Fire Control Officer /
Chief Fire Weather Officer.*

*Mr Hugh Roberts nominated Mr Richard Brown as Chief Bush Fire
Control Officer / Chief Fire Weather Officer. Mr Richard Brown
accepted. Mr Rick Allen declined the nomination due to Mr
Richard Brown accepting.*

CARRIED

Deputy Chief Bush Fire Control Officers

*Nominations determined that Mr Aubrey Panizza, Mr Peter Ivey,
Mr Hugh Roberts, Mr Peter McIndoe and Mr Andrew Kenny be
elected for position of DCBFCO for the next 12 months.*

CARRIED

Deputy Fire Weather Officers

*Nominations determined that Mr Aubrey Panizza, Mr Colin
McAlpine and Mr Bruce Cook be elected as DFWO.*

CARRIED

Unfortunately, various components of these nominations are not compliant with the Act.

Section 38 (1) of the Act limits the number of Deputy Chief Bushfire Control Officers to only one;

Local government may appoint bush fire control officer

(1) A local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers under and for the purposes of this Act, and of those officers shall subject to section 38A(2) appoint 2 as the Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer who shall be first and second in seniority of those officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.

Furthermore, the positions of "Chief Fire Weather Officer" and "Deputy Chief Fire Weather Officer" are not defined roles in the Act. Rather, they should be referred to as "Fire Weather Officer" and "Deputy Fire Weather Officer"

The Community Emergency Services Coordinator discussed these non-compliant issues with both Mr Richard Brown and Mr Richard Allen.

The resulting officer recommendation achieves legislative compliance while maintaining, as far as possible, the overall intent of the recommendations moved at the AGM.

CONSULTATION

- Fire Control Officers Annual General Meeting.
- Michelle Smith DFES Legal & Legislative Services.
- Richard Brown
- Richard Allen
- Scott Clayton Executive Manager Corporate & Community Services.

STATUTORY ENVIRONMENT

Bush Fires Act 1954, Section 38.(1)(8)

38. Local government may appoint bush fire control officer

- (1) *A local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers under and for the purposes of this Act, and of those officers shall subject to section 38A (2) appoint 2 as the Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer who shall be first and second in seniority of those officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.*
- (8) *An approved local government may appoint to the office of fire weather officer such number of senior bush fire control officers as it thinks necessary.*

Bush Fires Act 1954, Section 33.(1)

33. Local government may require occupier of land to plough or clear fire-break

- (1) *Subject to subsection (2) a local government at any time, and from time to time, may, and if so required by the Minister shall, as a measure for preventing the outbreak of a bush fire, or for preventing the spread or extension of a bush fire which may occur, give notice in writing to an owner or occupier of land situate within the district of the local government or shall give notice to all owners or occupiers of land in its district by publishing a notice in the Government Gazette and in a newspaper circulating in the area requiring him or them as the case may be within a time specified in the notice to do or to commence to do at a time so specified all or any of the following things —*
- (a) *to plough, cultivate, scarify, burn or otherwise clear upon the land fire-breaks in such manner, at such places, of such dimensions, and to such number, and whether in parallel or otherwise, as the local government may and is hereby empowered to determine and as are specified in the notice, and thereafter to maintain the fire-breaks clear of inflammable matter;*

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 MAY 2018

(b) to act as and when specified in the notice with respect to anything which is upon the land, and which in the opinion of the local government or its duly authorised officer, is or is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire,

and the notice may require the owner or occupier to do so –

(c) as a separate operation, or in co-ordination with any other person, carrying out a similar operation on adjoining or neighbouring land; and

(d) in any event, to the satisfaction of either the local government or its duly authorised officer, according to which of them is specified in the notice.

POLICY IMPLICATIONS

3.1 Bush Fire Act - Administrative Matters

FINANCIAL IMPLICATIONS

Council will be responsible for the costs associated with advertising.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 2: Healthy, Safe and Active Community</i>	
Objectives	How the Shire will contribute
2.5 Provide environmental health and safety services	d) Emergency management services, including coordination and support to Volunteer Bushfire Brigades

ATTACHMENTS

Attached to the agenda is the following item relevant to this report:

- Minutes AGM Fire Control Officers - 14 March 2018 (Doc Id: 108278)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION 1

That Council receive the unconfirmed minutes of the Fire Control Officers Annual General Meeting held 14 March 2018.

OFFICER RECOMMENDATION 2

That the Chief Executive Officer advise the Chief Bushfire Control Officer that the penalty for non-compliance of section 33 of Bush Fires Act 1954 cannot be amended as it is a prescribed within the Bush Fires (Infringements) Regulations 1978.

OFFICER RECOMMENDATION 3

That Council,

- 1. In accordance with Section 38(1) of Bush Fire Act 1954, appoint;**
 - a) Mr Richard Brown, Mr Aubrey Panizza, Mr Peter Ivey, Mr Hugh Roberts, Mr Peter McIndoe, Mr Andrew Kenny, Mr Bruce Cook, Mr Colin McAlpine, Mr Richard Allen as Bushfire Control Officers, and;**
 - b) Mr Richard Brown as Chief Bushfire Control Officer, and;**
 - c) Mr Aubrey Panizza, as Deputy Chief Bush Fire Control Officers.**
- 2. In accordance with Section 38(8) of Bush Fire Act 1954;**
 - a) and Shire Policy 3.1 Bush Fire Act - Administrative Matters, appoint Mr Richard Brown as Fire Weather Officer, and;**
 - b) appoint, in order of seniority, Mr Bruce Cook, Mr Aubrey Panizza and Mr Colin McAlpine to the role of Deputy Fire Weather Officers.**

9.5 COUNCILLOR INFORMATION BULLETIN**9.5.1 SHIRE OF DANDARAGAN – APRIL 2018 COUNCIL STATUS REPORT**

Document ID: 110939

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 26 April 2018. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – BUILDING STATISTICS – APRIL 2018

Document ID: 111119

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

9.5.3 SHIRE OF DANDARAGAN – PLANNING STATISTICS – APRIL 2018

Document ID: 111118

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

9.5.4 SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR APRIL 2018

Document ID: 111298

Attached to the agenda is monthly report for Tourism / Library for April 2018. **(Marked 9.5.4)**

9.5.5 WALGA – SUMMARY STATE COUNCIL MINUTES

Document ID: 111429

The Summary Minutes of State Council 4 May 2018 have previously been emailed out.

9.5.6 DEPARTMENT OF TRANSPORT – REVITALISATION AGRICULTURE FREIGHT ROUTE

Document ID: 110658

Attached to the agenda is information in relation to *Revitalising Agricultural Region Freight* stakeholder. **(Marked 9.5.6)**

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

13 CLOSURE OF MEETING



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 24 MAY 2018



Monthly Statements

for the period ended
30 April 2018

Statement of Financial Activity	1
Balance Sheet	2
Income Statement by Department	3
Income Statement by Nature or Type	4
Note 2 – Acquisition/Construction of Assets	5
Note 3 – Disposal of Assets	6
Note 4 – Loan Repayment Schedule	7
Note 5 – Net Current Assets	8
Note 6 – Rating Information	9
Note 7 – Cash, Investments & Receivables	10
Note 8 - Reserves	11
Note 9 - Restricted Assets	12
Note 10 - Trust	13
Note 11 - Budget Amendments	14
Note 12 - Grants & Contributions	15
Note 13 - Receivables	16
Note 14 - Variances	17

SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL ACTIVITY
AS AT 30 APRIL 2018

Description	Notes	Annual Budget	Y-T-D Budget	Actual	Y-T-D
		2017/2018	2017/2018	2017/2018	Variance
Operating					
Revenues / Sources					
Governance		(31,978)	(9,650)	(10,063)	104%
General Purpose Funding (Excluding Rate Revenue)		(897,686)	(664,213)	(664,758)	100%
Law, Order and Public Safety		(479,105)	(402,420)	(387,822)	96%
Health		(19,667)	(15,959)	(14,105)	88%
Education and Welfare		(0)	(0)	(0)	100%
Community Ammenities		(1,205,857)	(1,175,065)	(1,191,449)	101%
Recreation and Culture		(321,519)	(417,084)	(435,619)	104%
Transport		(1,670,252)	(1,427,893)	(1,320,002)	92%
Economic Services		(208,840)	(178,652)	(197,567)	111%
Other Property and Services		(537,079)	(143,155)	(173,124)	121%
		(5,371,983)	(4,434,091)	(4,394,510)	
Expenses / (Application)					
Governance		695,773	485,990	437,752	90%
General Purpose Funding		243,529	118,341	107,207	91%
Law, Order and Public Safety		1,346,668	1,099,051	1,093,758	100%
Health		378,880	300,823	271,455	90%
Education and Welfare		81,423	67,536	68,934	102%
Community Ammenities		2,210,697	1,585,755	1,500,810	95%
Recreation and Culture		3,199,140	2,977,310	2,667,947	90%
Transport		5,392,510	4,520,339	4,182,338	93%
Economic Services		736,999	587,407	517,077	88%
Other Property and Services		533,415	315,430	563,473	179%
		14,819,034	12,057,982	11,410,750	
Adjustments for Non-Cash					
(Revenue) and Expenditure					
(Profit)/Loss on Asset Disposals	3	(189,341)	106,053	(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)	(344,548)	
Movement in Deferred Rates		(0)	(0)	(0)	
Movement in Accrued Expenses		(0)	(0)	(35,439)	
Depreciation on Assets		6,171,904	5,143,253	5,129,465	
Total Operating less non cash items		3,464,489	2,374,585	2,318,457	
Capital Revenue and (Expenditure)					
Purchase Land and Buildings	2	822,295	822,295	770	
Purchase Furniture and Equipment	2	160,000	160,000	28,515	
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	2,625,825	
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	111,760	
Self-Supporting Loan Principal Income	4	(47,368)	(47,368)	(50,385)	
Transfer to Reserves	8	579,958	579,958	112,437	
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		3,693,078	
Amount raised from rates	6	(6,071,507)		(6,080,062)	

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

SHIRE OF DANDARAGAN
BALANCE SHEET
AS AT 30 APRIL 2018

Description	Notes	Opening Balance		Closing Balance
CURRENT ASSETS				
Cash	7	7,216,558	1,126,719	8,343,276
Trade & Other Receivables		986,066	(551,291)	434,775
Inventories		24,690	(20,314)	4,376
TOTAL CURRENT ASSETS		8,227,314	555,113	8,782,427
NON-CURRENT ASSETS				
Land		3,060,000	0	3,060,000
Buildings and Improvements		31,016,300	(924,368)	30,091,932
Furniture and Equipment		917,743	(116,005)	801,738
Plant and Equipment		4,460,872	(569,300)	3,891,573
Infrastructure		210,715,353	2,175	209,938,502
Trade & Other Receivables		198,552	(29,385)	169,167
TOTAL NON-CURRENT ASSETS		250,368,821	(1,597,306)	247,952,912
TOTAL ASSETS		258,596,134	(1,042,193)	256,735,339
CURRENT LIABILITIES				
Creditors		(436,369)	404,995	(31,374)
Provisions		(526,245)	344,548	(181,697)
Loans Leases Overdrafts		(108,362)	108,362	0
Accruals		(84,314)	84,314	0
TOTAL CURRENT LIABILITIES		(1,155,289)	942,218	(213,071)
NON-CURRENT LIABILITIES				
Provisions		(76,862)	0	(76,862)
Loans Leases and Overdrafts		(416,933)	(17,602)	(434,535)
TOTAL NON-CURRENT LIABILITIES		(493,795)	(17,602)	(511,397)
TOTAL LIABILITIES		(1,649,084)	924,617	(724,468)
TOTAL NET ASSETS		256,947,050	(117,576)	256,010,872
EQUITY				
Reserves - Cash Backed	8	4,945,538	112,437	5,057,975
Revaluation Surplus		43,367,167	(0)	43,367,167
Accumulations		208,634,345	(1,048,614)	207,585,730
TOTAL EQUITY		256,947,050	(936,178)	256,010,873

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

SHIRE OF DANDARAGAN
INCOME STATEMENT by Department
AS AT 30 APRIL 2018

Description	Annual Budget 2017/2018	Y-T-D Budget 2017/2018	Actual 2017/2018
Revenues from Ordinary Activities			
Governance	(31,175)	(9,650)	(10,063)
General Purpose Funding	(6,969,193)	(6,738,596)	(6,744,820)
Law, Order, Public Safety	(479,105)	(402,420)	(387,822)
Health	(19,667)	(15,959)	(14,105)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(1,205,857)	(1,175,065)	(1,191,449)
Recreation and Culture	(321,519)	(367,084)	(385,619)
Transport	(234,335)	(235,315)	(136,940)
Economic Services	(208,840)	(171,652)	(197,567)
Other Property and Services	(223,043)	(144,805)	(165,344)
	(9,692,734)	(9,260,546)	(9,233,730)
Expenses from Ordinary Activities			
Governance	677,667	(39,576)	425,429
General Purpose Funding	243,529	(2,175)	107,207
Law, Order, Public Safety	1,346,668	1,099,051	1,093,758
Health	378,880	300,823	271,455
Education and Welfare	81,423	67,536	68,934
Community Amenities	2,210,697	1,585,755	1,500,810
Recreation and Culture	3,190,499	2,968,670	2,662,274
Transport	5,287,545	4,415,374	4,182,338
Economic Services	734,787	593,911	513,606
Other Property and Services	512,112	315,061	563,184
	14,663,807	11,304,429	11,388,994
	4,971,073	2,043,883	2,155,264
Borrowing Costs Expense			
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	8,641	5,673
Transport	(0)	(0)	(0)
Economic Services	(0)	(0)	(0)
Other Property and Services	368	368	289
	27,115	27,115	16,795
Grants and Subsidies Non-Operating			
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)	(50,000)	(50,000)
Transport	(1,433,304)	(1,189,965)	(1,183,062)
Economic Services	(0)	(0)	(0)
Other Property and Services	(0)	(0)	(0)
	(1,433,304)	(1,239,965)	(1,233,062)
Profit / Loss on Asset Disposal			
Governance	(803)	1,489	1,489
General Purpose Funding	(0)	(0)	(0)
Law, Order, Public Safety	(0)	(0)	(0)
Health	(0)	(0)	(0)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(0)	(0)	(0)
Recreation and Culture	(0)	(0)	(0)
Transport	102,352	102,352	(0)
Economic Services	2,212	2,212	3,471
Other Property and Services	(293,102)	(0)	(7,780)
	(189,341)	106,053	(2,820)
NET RESULT	3,375,544	937,087	936,178
Other Comprehensive Income			
Changes on revaluation of non-current assets	(0)	(0)	(0)
	(0)	(0)	(0)
TOTAL COMPREHENSIVE INCOME	3,375,544	937,087	936,178

SHIRE OF DANDARAGAN
INCOME STATEMENT by Nature or Type
AS AT 30 APRIL 2018

Description	Notes	Annual Budget 2017/2018	Y-T-D Budget 2017/2018	Actual 2017/2018
Revenue form Ordinary Activities				
Rates	6	(6,084,507)	(6,087,382)	(6,093,704)
Grants and Subsidies	12	(1,040,917)	(825,717)	(793,954)
Contributions Reimbursements Donations		(250,702)	(198,414)	(151,601)
Service Charges		(0)	(0)	(0)
Fees and Charges		(2,120,008)	(1,980,210)	(2,002,803)
Interest Earnings		(109,000)	(96,256)	(101,584)
Other Revenue		(87,599)	(72,567)	(90,085)
		(9,692,734)	(9,260,546)	(9,233,730)
Expenses from Ordinary Activities				
Employee Costs		3,967,246	2,951,882	2,829,956
Materials and Contracts		2,810,189	2,386,858	2,115,429
Utilities		590,263	494,261	368,159
Insurance		380,061	(39,576)	394,992
Other Expenses		744,145	(2,175)	550,993
Depreciation		6,171,904	5,143,253	5,129,465
		14,663,807	10,934,502	11,388,994
		4,971,073	1,673,956	2,155,264
Borrowing Costs Expense		27,115	27,115	16,795
Grants & Subsidies (towards non-operating activities)	12	(1,433,304)	(1,239,965)	(1,233,062)
Profit / Loss on Disposal of Assets	3	(189,341)	106,053	(2,820)
NET RESULT		3,375,544	567,160	936,178
Other Comprehensive Income				
Changes on revaluation of non-current assets		(0)	(0)	(0)
		(0)	(0)	(0)
TOTAL COMPREHENSIVE INCOME		3,375,544	567,160	936,178

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

SHIRE OF DANDARAGAN

NOTE 2 - ADDITIONAL INFORMATION ACQUISITION OF ASSETS

AS AT 30 April 2018

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
Governance		400												
Chamber audio visual (CO from Civic fitout)	New	CAP0264	25,515	120,000					25,515	120,000				
Toyota Prado GXL	New	CAP0294	-	56,000					56,000					
Toyota Fortuner GXL	New	CAP0296	-	48,000					48,000					
Jurien Admin Office Layout	FA2400	I50142	320	6,600	320	6,600								
Community Amenities		1000												
Cer. Transfer Fencing staged replacement	FA3073	I30034	1,023	6,485										
Cer. Waste Trans. Replace roller door on shed	FA2451	I50127	-	6,240		6,240								
Sewerage		I70002	43,377	25,859										
Jur. Bay FRC. Playground shade sails	FA2431	I50140	-	4,000		4,000								
FRC New emergency escape path	FA2431	I50145	-	3,900		3,900								
FRC Internal painting	FA2431	I50146	-	3,200		3,200								
FRC Revised security fencing	FA2431	I50147	-	2,100		2,100								
FRC Revised lighting and replacements	FA2431	I50148	13,060	14,366	13,060	14,366								
Dan. Cemetery Gates	FA1709	I30049	6,354	9,000										
Transport		1200												
Mower tractor	New	CAP0287	-	56,000					56,000					
Water Tank 6 Wheeler	New	CAP0288	-	220,000					220,000					
Side Tipper and Dolly S/Hand	New	CAP0289	-	85,000					85,000					
CAT Grader 12M	New	CAP0290	-	355,000					355,000					
Tandum axle trailer	New	CAP	-	4,040					4,040					
Toro Groundmaster 360	New	CAP0291	64,780	60,000				64,780	60,000					
Turquoise Way Staged Replacement	FA2601	I10041	35,549	30,000										
Bashford Street Footpath Batt to Whitfield	FA2601	I10050	-	60,000										
Bashford Street Footpath Doust to Hastings	FA2601	I10051	59,904	80,000										
Beachridge Swales Staged Renewal		I30041	4,000	30,000										
Cer. Comm. Cent. Carpark	FA2694	I30047	-	30,000										
Dand. Depot Lunchroom - carryover		I50136	113			113								
Dand. Depot OHS - carryover	FA3010	I50141	5,419			5,419								
Dand. Depot OHS - carryover	FA3010	CAP0262	770			770								
Dan. Depot Fencing	New	I50141	-	6,000		6,000								
Gillingarra Road		MGR010	1,947										1,947	
Yerramullah - Carryover	FA2600	MGR022	10,000										10,000	
Cadda rd. Gravel Resheet 9.3-11.8km & 22-26.4km	FA2600	MGR009	89,931	174,207									89,931	174,207
McKays rd. Gravel Resheet 0.0-3.0km	FA2600	MGR040	56,907	77,829									56,907	77,829
Dewar rd. Gravel Resheet 2.0-6.0km	FA2600	MGR042	-	124,372										124,372
Cantabilling rd. Gravel Resheet 9.3-11.8km	FA2600	MGR047	61,245	90,978									61,245	90,978
Cowalla rd. Gravel Resheet 0.0-3.0km	FA2600	MGR035	88,201	106,639									88,201	106,639
Black Arrow rd. Gravel Resheet 2.0-6.0km	FA2600	MGR052	95,084	122,237									95,084	122,237
Bidgerabbie rd. Gravel Resheet 0.0-4.0km	FA2600	MGR059	80,396	119,999									80,396	119,999
Koodjee rd. Gravel Resheet 0.0-4.0km	FA2600	MGR120	78,096	108,304									78,096	108,304
Bashford Street Preparatory Works	FA2600	MUC078	-	100,000										100,000
Dan. rd. Widen to 8m 37.3-40.3km	FA2600	RRG002	353,867	287,968									353,867	287,968
Dan. rd. Final Seal 28.35-32.55km	FA2600	RRG002A	-	130,000										130,000
Rowes rd. Upgrade to 8m seal 30.2-33.3km	FA2600	RRG007	-	138,800										138,800
Jur. East rd. Widen to 8m 0.0-7.0km	FA2600	RRG856	698,607	553,007									698,607	553,007
Jur. East rd. Final Seal 0.0-7.0km	FA2600	RRG856A	150,876	276,200									150,876	276,200
Cadiz Street Upgrade 0.0-0.613km	FA2600	RTR116	-	200,000										200,000
Ward Street New 10m seal	FA2600	RTR124	120,828	150,000									120,828	150,000
Carmella Street Asphalt upgrade 0.6km-end	FA2600	RTR147	330,288	350,000									330,288	350,000
Drummond Circus Upgrade 0.0-0.35km	FA2600	RTR208	-	200,000										200,000
Gillingarra rd. Gravel Resheet 0.0-3.0km	FA2600	SCR010	506	126,476									506	126,476
Sandy Cape rd. Gravel Resheet 0.0-3.0km	FA2600	SCR127	11,465	169,000									11,465	169,000
Tree Box Solution Prepare and seal	FA2600	I20046	-	30,000										30,000
Airstrip		I30052	8,176											
Recreation and Culture		1100												
Playground Cer. Recreation Reserve	FA2191	I80002	-	40,000						40,000				
Cer. Recreation Reserve Replace Tank	FA2793	I30046	-	15,000										
Jur. Bay Oval Replace Water Tank	FA2790	I20084	-	25,000										
Cer. Oval Bore Installation	FA2673	I20085	-	15,000										
Outdoor Shower Thirsty Point	FA2967	I20086	3,320	10,000							3,320	10,000		
CCC Renewal Project	FA2441	I50129	227,990	714,202	227,990	714,202								
Jur. Comm. Cent. Door latching and key revision	FA2425	I50131	13,193	10,000	13,193	10,000								
Cer. Memorial Park Replace power box	FA2407	I50134	-	3,200										3,200
Dan. Comm. Cent. Toilet Revision	FA2468	I50066	9,979	9,332	9,979	9,332								
BCC Repair windows	FA2488	I50149	5,373	6,000	5,373	6,000								
BCC Mezzanine carpet and function carpet	FA2488	I50150	4,704	6,000	4,704	6,000								
JCC Repairs to internal wall behind ball nets.	FA2425	I50151	6,728	9,200	6,728	9,200								
JBVC Offices and storeroom	FA2399	I50152	3,320	14,000	3,320	14,000								
BCC Carpark lighting at exit point	FA2488	I50153	10,958	1,200	10,958	1,200								
JB Memorial Park Lighting	FA2351	I30048	-	9,993										9,993
Cer. Foreshore Painting gazebos	FA2876	I30050	4,446	4,000							4,446	4,000		
Cer. Memorial Corner gazebo		I30051	1,841	1,200										
Wolba Wolba retain and level	FA3074	I30040	2,439											
Civic Centre - Wind support for outdoor cinema screen	FA2399	I50121	200		200									
Sandy Cape Project		I20083	3,468											
Economic Services		1300												
Mazda CX5 Wagon	New	CAP0298	35,753	37,000				35,753	37,000					
Coin Operated Water Dispenser	New	I30045	-	8,936										
Other Property & Services		1400												
Toyota Hilux Space Cab	New	CAP0292	-	43,000					43,000					
Toyota Hilux Space Cab	New	CAP0293	-	43,000					43,000					
Toyota Fortuner GXL	New	CAP0295	49,532	48,000				49,532	48,000					
Fuel trailer air compressor	New	CAP0299	3,000	3,000					3,000	3,000				
		I50148	9,085		9,085									
Residence - 31B Dan. rd. Fireplace		I50143	-	2,755		2,755								
Totals			2,805,175	6,036,824	311,211	822,295	150,064	1,058,040	28,515	160,000	7,766	23,993	2,228,242	3,636,016

WIP 2,625,826
CAPITALISED 179,350
TOTAL 2,805,175

SHIRE OF DANDARAGAN
NOTE 4 - LOAN REPAYMENT DETAILS
AS AT 30 April 2018

(a) Debenture Repayments

Loan Details No.	Amount	New Loans	Interest Repayments		Principal Repayments		Principal
	Outstanding 1/7/2017	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	Outstanding 30/06/2018
	\$	\$	\$	\$	\$	\$	\$
Self-Supporting Loans							
113 Advance Dandaragan	7,373		368	368	4,842	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		5,292	5,292	20,294	20,294	91,846
131 Jurien Bowling Club	21,415		535	535	5,916	5,916	15,499
132 Jurien Sport & Rec Centre		21000	248	0	3,398		17,602
Other Loans							
127 Jurien Admin Centre	341,275		18,106	18,106	60,994	60,994	280,281
128 Jurien Jetty	-						-
Total	525,294	21,000	27,363	27,115	111,760	108,362	416,932
Community Group Cash Advance							
	Amount	New Loans			Principal Repayments		Principal
	Outstanding 1/7/2017	2017/2018 Budget			2017 / 2018 Actual	2017/2018 Budget	Outstanding 30/06/2018
	\$	\$			\$	\$	
Self-Supporting							
Cervantes Bowling Club	11,608				2,075	4,152	7,456
Total	11,608				2,075	4,152	7,456
GRAND TOTAL	536,902	21000	37,248	27,115	112,514	106,736	430,166

(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 30 APRIL 2018

	Notes	Brought Forward 1 July	Actual Movement	Actual to Date
5. NET CURRENT ASSETS				
Composition of Estimated Net Current Asset Position				
CURRENT ASSET				
Cash - Unrestricted		2,271,019	1,014,282	3,285,301
Cash - Restricted	8	4,945,538	112,437	5,057,975
Receivables		986,066	(551,291)	434,775
Inventories		24,690	(20,314)	4,376
		<u>8,227,314</u>	<u>555,113</u>	<u>8,782,427</u>
LESS: CURRENT LIABILITIES				
Payables and Provisions		(436,369)	404,995	(31,374)
		<u>7,790,945</u>	<u>960,108</u>	<u>8,751,053</u>
Less: Cash - Restricted		4,945,538	112,437	5,057,975
NET CURRENT ASSET POSITION		<u>2,845,406</u>	<u>847,671</u>	<u>3,693,078</u>

SHIRE OF DANDARAGAN

NOTE 6 - RATING INFORMATION

AS AT 30 April 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
General Rate									
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
Sub-Total		2,205	394,613,630	4,971,372	4,971,372	4,965,369	16,784	-	4,982,152
Minimum Rates									
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
Sub-Total		1,488	12,685,234	1,328,931	1,328,931	1,326,336	0	0	1,326,336
Ex Gratia Rates					1,204	1,273			1,273
		3,693	407,298,864	6,300,303	6,301,507	6,291,705			6,309,761
Discounts					(230,000)				(229,700)
Total as per Rate Setting Statement					6,071,507				6,080,062
Instalment Admin Fee					13,000				13,642
Total as per Income Statement					6,084,507				6,093,704

SHIRE OF DANDARAGAN
 NOTE 7 - CASH, INVESTMENTS & RECEIVABLES
 AS AT 30 April 2018

Note 7	Notes	1-Jul	Movements	Closing Balance
Cash and Investments:				
Municipal Fund		2,269,869	1,014,082	3,283,951
Petty Cash		1,150	200	1,350
Reserve Fund - Cash Backed		4,945,538	112,437	5,057,975
Total Cash and Investments		7,216,558	1,126,719	8,343,276
Receivables:				
Rates	13	286,721	23,174	309,895
Sundry Debtors	13	675,046	(550,167)	124,880
Total Receivables		961,768	(526,993)	434,775

SHIRE OF DANDARAGAN
NOTE 8 - RESERVE FUND
AS AT 30 April 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	\$ 3,365.79				\$ 258,469.84
BUILDING RESERVE	\$ 1,028,466.85	\$ 13,480.07				\$ 1,041,946.92
RUBBISH RESERVE	\$ 363,429.29	\$ 4,794.98				\$ 368,224.27
COMMUNITY CENTRE RESERVE	\$ 385,209.87	\$ 5,082.35				\$ 390,292.22
TELEVISION SERVICES RESERVE	\$ 93,653.27	\$ 1,235.62				\$ 94,888.89
COMPUTER RESERVE	\$ 54,640.26	\$ 720.91				\$ 55,361.17
CARAVAN PARK RESERVE	\$ 379,671.77	\$ 5,009.29				\$ 384,681.06
LAND DEVELOPMENT SCHEMES RESERVE	\$ 67,715.16	\$ 893.42				\$ 68,608.58
PARKING REQUIRMENTS RESERVE	\$ 10,929.70	\$ 144.20				\$ 11,073.90
<i>a) Cash in Lieu of Parking - Lot 1154 Sandpiper Street</i>						
<i>b) Interest Earned</i>						
PARKS AND RECREATIONAL GROUNDS DEVELOPMENT RESERVE	\$ 360,600.58	\$ 4,757.67				\$ 365,358.25
<i>a) Seagate Public Open Space</i>						
<i>b) Interest Earned</i>						
FOOTPATH CONSTRUCTION RESERVE		\$ 261.66	\$ 50,000.00			\$ 50,261.66
SPORT AND REC RESERVE	\$ 235,708.03	\$ 3,109.86				\$ 238,817.89
ADMIN CENTRE EXTENSION RESERVE	\$ 426.38					\$ 426.38
LANDSCAPING RESERVE	\$ 2,536.44	\$ 33.47				\$ 2,569.91
<i>a) Lot 1154 Sandpiper Street</i>						
<i>Interest</i>						
JETTY RESERVE	\$ -					\$ -
HOUSING RESERVE	\$ -					\$ -
AERODROME RESERVE	\$ 73,330.08	\$ 967.49				\$ 74,297.57
STAFF ATTRACTION & RETENTION	\$ 200,813.53					\$ 200,813.53
POS Renewal Reseve	\$ 417,120.41	\$ 5,503.38				\$ 422,623.79
Infrastrucutre Renewal Reserve	\$ 569,280.79	\$ 7,502.43				\$ 576,783.22
POS Construction Reserve	\$ 85,553.78	\$ 1,128.78				\$ 86,682.56
Infrastructure Construction Reserve	\$ -					\$ -
Building Contruction Reserve	\$ 111,346.07	\$ 1,469.07				\$ 112,815.14
Leave Reserve	\$ 250,002.06	\$ 2,976.13				\$ 252,978.19
Sewer Stage 1B (Bankwest)	\$ -					\$ -
SuperTowns Reserve (Bankwest)	\$ -					\$ -
	\$ 4,945,538.37	\$ 62,436.57	\$ 50,000.00	\$ -	\$ -	\$ 5,057,974.94

SHIRE OF DANDARAGAN
 NOTE 9 - RESTRICTED ASSETS
 AS AT 30 April 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
TOTAL		\$ 468,755.62	\$ -	\$ -	\$ 148,050.00	\$ 320,705.62

SHIRE OF DANDARAGAN

NOTE 10 - TRUST FUND

AS AT 30 April 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
Total Trust Funds	\$95,653.73	\$150.00	\$3,309.00	\$92,974.73

SHIRE OF DANDARAGAN
 NOTE 11 - BUDGET AMENDMENTS
 AS AT 30 April 2018

DESCRIPTION	COUNCIL RESOLUTION	SCHEDULE	CLASSIFICATION	NON-CASH ADJUSTMENT	INCREASE IN CASH AVAILABLE	DECREASE IN CASH AVAILABLE	AMENDED BUDGET RUNNING BALANCE
Budget Adoption			Opening Surplus				191,362
Permanent Changes							
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Footpaths		1,639,982			1,831,344
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Other		36,259			1,867,603
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Parks & Reserves		79,928			1,947,531
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Other		12,893			1,960,424
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Other		7,920			1,968,344
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Other		8,715			1,977,059
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Other		8,168			1,985,227
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Parks & Reserves		12,656			1,997,883
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Infrastructure - Parks & Reserves		10,163			2,008,045
Receive the gifted asset of the 7.74km of Turquoise Way path in accordance with AASB116	20180218 9.3.1	Assets Received below fair value		(1,816,684)			191,362
Dispose of Jurien Bay Infill Sewer Stage 1 to Water Corp for nil consideration	20180222 9.2.1	Infrastructure - Drainage		(5,313,537)			(5,122,175)
	20180222 9.2.1			5,313,537			191,362
Increase CSRFF funding for Jurien Sport & Rec storage shed	20180222 9.1.1	Sport & Recreation			17,046		208,408
Transfer from Sport & Recreation Reserve for the Jurien Sport & Rec storage shed	20180222 9.1.1	Reserves				(17,046)	191,362
Enrich chip seal on aprons and taxiways at the Jurien Bay Airstrip	20180222 10.1.1	Infrastructure - Other				(10,000)	181,362
Transfer from Aerodrome Reserve	20180222 10.1.1	Reserves			10,000		191,362
				0	27,046	(27,046)	

SHIRE OF DANDARAGAN
 NOTE 12 - GRANTS AND CONTRIBUTIONS
 AS AT 30 April 2018

SCHEDULE	PROGRAM / DETAILS	GRANT PROVIDER	PREVIOUS YEARS OUTSTANDING	2017 - 18 BUDGET	2017 - 18 AMENDED BUDGET	RECOUP STATUS		
						RECEIVED	EXPENDITURE	NOT RECEIVED
					\$	\$	\$	
	OPERATING							
0303	Other General Purpose Income							
	Grants Commission - General	WALGGS	390,464	361,203		249,179		112,025
	Grants Commission - Roads	WALGGS	461,141	389,183		292,163		97,020
0501	Fire Prevention							
	ESL Operating Grant	FESA		68,000	10,356	61,356		17,000
0502	Animal Control							
1103	Other Recreation and Sport							
	Club Dev Officer DSR	DSR		20,000		20,000		-
	Spray the grey Youth festival GRANT	Lotterywest			10,015	10,015		-
	CLGF Youth Dev Traineeship Grants					34,023		-
1106	Other Culture							
	Regional Visitors Centre Sustainability				8,006	8,006		-
1201	Streets Roads Bridges Depots Maint							
	MRWA Direct Grant	MRWA		201,377		115,975		85,402
	Street Light Subsidy			1,154		3,237		- 2,083
			851,605	1,040,917	28,377	793,954		309,363
	CAPITAL							
1201	Streets Roads Bridges Depots Maint							
	Regional Road Group RRG	RRG	-	658,060		364,818	1,203,349	293,242
	Commodity Route Funding		-	197,000			11,971	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			29,952	40,000
	Turquoise Way Path Project Reserve Funds	SOD			50,000	50,000		-
	RTR Grant	RTR	-	508,244	296,000	804,244	451,116	-
			-	1,433,304	346,000	1,233,062	1,696,388	546,242
			851,605	2,474,221	374,377	2,027,016		855,605

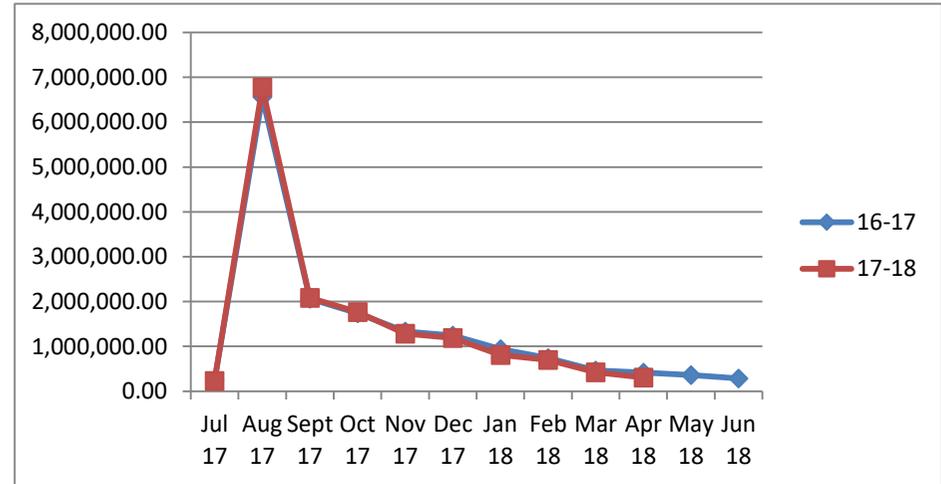
SHIRE OF DANDARAGAN

NOTE 13 - RECIEVABLES

AS AT 30 April 2018

Receivables - Rates Receivable

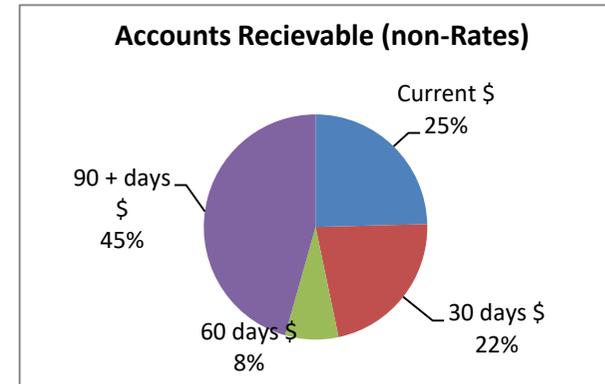
	YTD	30-Jun-17
Opening Arrears Previous Years	286,721	238,750
Levied this Year	7,378,635	5,995,556
Supplimentary rates		-6,274
Less Collections to date	- 7,355,461	-5,941,311
Equals Current Outstanding	309,895	286,721
Net Rates Collectable	309,895	286,721
% Collected	95.96	95.40



Receivables - General

	Current \$	30 days \$	60 days \$	90 + days \$
Receivables General	30732.83	27575.33	9625.93	56945.86
Total Receivables General Outstanding				<u>124879.95</u>

Amounts shown above include GST (where applicable)



SHIRE OF DANDARAGAN

NOTE 14 - EXPLANATION OF MATERIAL VARIANCES

AS AT 30 April 2018

REPORTING PROGRAM	VAR. \$	VAR %	VAR	TIMING / PERMANENT	EXPLANATION OF VARIANCE
Operating Revenue					
Governance	413	104%	▲		
General Purpose Funding	545	100%	▲		
Law, Order & Public Safety	(14,598)	96%	▼		
Health	(1,854)	88%	▼		
Education and Welfare	0	100%	▲		
Community Ammenities	16,384	101%	▲		
Recreation and Culture	18,535	104%	▲		
Transport	(107,891)	92%	▼		
Economic Services	18,915	111%	▲	Permanent	Sale of merchandise Building Licence fees
Other Property and Services	29,970	121%	▲	Permanent	Fuel rebate, Private works
Operating Expenses					
Governance	(48,238)	90%	▼		
General Purpose Funding	(11,134)	91%	▼		
Law, Order & Public Safety	(5,293)	100%	▼		
Health	(29,368)	90%	▼		
Education and Welfare	1,398	102%	▲		
Community Ammenities	(84,945)	95%	▼		
Recreation and Culture	(309,364)	90%	▼		
Transport	(338,001)	93%	▼		
Economic Services	(70,330)	88%	▼	Timing (monitor) Permanent	Tourism Employee Costs
Other Property and Services	248,043	179%	▲	Timing Permanent	On Cost Allocations Superannuation allocation

SHIRE OF DANDARAGAN

**ACCOUNTS FOR PAYMENT
FOR THE PERIOD ENDING**

30 APRIL 2018

SUMMARY OF SCHEDULE OF ACCOUNTS APRIL 2018

<u>FUND</u>					<u>AMOUNT</u>	
<u>MUNICIPAL FUND</u>						
CHEQUES	33436	-	33453		\$54,066.46	
EFT'S	EFT	237	-	EFT	244	\$715,135.23
DIRECT DEBITS	GJBDEB-	3165		GJBDEB-	3187	\$62,575.64
TOTAL MUNICIPAL FUND					<u>\$831,777.33</u>	

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.



CHIEF EXECUTIVE OFFICER



EXECUTIVE MANAGER CORPORATE &
COMMUNITY SERVICES

MUNICIPAL ACCOUNT				
DATE	CHEQUE	PAYEE	INVOICE DETAILS	AMOUNT
6/04/2018	33436	Australia Post	Postage March 2018	\$578.44
6/04/2018	33437	BCITF	BCITF Levy payment March 2018	\$1,370.94
6/04/2018	33438	Shire Of Dandaragan	BSL/BCITF & BookEasy Comm March 18	\$227.50
6/04/2018	33439	Synergy	Various Electricity Usage	\$14,226.80
6/04/2018	33440	Telstra Corporation	Various Telephone Usage	\$10,338.76
13/04/2018	33441	Jurien Bay IGA	Jurien Administration Consumables March 18	\$916.32
13/04/2018	33442	Synergy	Various Electricity Usage	\$1,024.30
13/04/2018	33443	Telstra Corporation	Various Telephone Usage	\$1,704.40
13/04/2018	33444	Shire Of Dandaragan	BookEasy Commission 09/04/18	\$115.00
20/04/2018	33445	Telstra Corporation	Various Telephone Usage	\$5,397.63
20/04/2018	33446	Shire Of Dandaragan	BookEasy Commission 16/04/18	\$37.50
20/04/2018	33447	Water Corporation	Various Water Usage	\$3,419.43
30/04/2018	33449	Synergy	Various Electricity Usage	\$13,590.80
30/04/2018	33450	Telstra Corporation	Various Telephone Usage	\$526.91
30/04/2018	33451	Shire Of Dandaragan	BookEasy Commission 24/04/18	\$20.00
30/04/2018	33452	Water Corporation	Various Water Usage	\$71.73
30/04/2018	33453	Ricky Adams	Live Caricature Art - Spray The Gray	\$500.00
				\$54,066.46

TRUST ACCOUNT				
DATE	CHEQUE	PAYEE	INVOICE DETAILS	AMOUNT
				NIL

DIRECT DEBITS				
DATE		JOURNAL NUMBER	DESCRIPTION	AMOUNT
3/04/2018		GJBDEB-3167	Master Card payment 15/02/18 - 14/03/2018	2348.22
3/04/2018		GJBDEB-3168	BWA - Paper Transaction Fee	36
3/04/2018		GJBDEB-3169	BWA - BPay Maintenance Fee	15
3/04/2018		GJBDEB-3170	BWA - Over the Counter Fee	26
3/04/2018		GJBDEB-3171	BWA - BPay Transaction Fee	332.8
3/04/2018		GJBDEB-3172	BWA - Maintenance Fee Ex 117-005816-7	20
3/04/2018		GJBDEB-3173	BWA - OBB Record Fee	22.05
3/04/2018		GJBDEB-3174	MAIA - Councillor laptop rental Apr - Jun 18	1976.32
3/04/2018		GJBDEB-3175	ANZ Merchant Fees March 2018	164.82
3/04/2018		GJBDEB-3176	BWA - Merchant Fees March 2018	132.57
5/04/2018		GJBDEB-3165	Salary Packaging	5043.25
5/04/2018		GJBDEB-3166	Click Super	19391.26
5/04/2018		GJBDEB-3178	Westnet - mailbox adjustments	0.86
13/04/2018		GJBDEB-3179	Jurien Sport & Rec Ctr - SSL 132	3645.96
16/04/2018		GJBDEB-3180	SecurePay Transaction Fee - March 2018	18.08
16/04/2018		GJBDEB-3181	SecurePay Web Pmts Annual Fee	495
19/04/2018		GJBDEB-3182	Salary Packaging	5043.25
19/04/2018		GJBDEB-3183	Click Super	19411.19
24/04/2018		GJBDEB-3184	BookEasy/SecurePay comm March 18	15.82
24/04/2018		GJBDEB-3185	Post BillPay Commission - March 18	163.72
26/04/2018		GJBDEB-3186	ERV lease April 18 - 13 of 48	1667.61
26/04/2018		GJBDEB-3187	Advance Dand. SSL 113 - Principal & Interest	2605.86
				\$62,575.64

ELECTRONIC FUNDS TRANSFER				
DATE	EFT #	PAYEE	INVOICE DETAILS	AMOUNT
5/04/2018	237	CANCELLED	CANCELLED	\$0.00
Total				\$0.00
5/04/2018	238	PAYROLL	PAYROLL	\$99,631.89
Total	238			\$99,631.89
6/04/2018	239/894	All-Type Engraving	2 x honour board plate	\$71.50
6/04/2018	239/894	AR de Meur - Currajong	Bore Installation	\$990.00
6/04/2018	239/894	Avdata Australia	Jurien Airport Flight Data March 18	\$302.86
6/04/2018	239/894	Badgingarra Bowling Club (Inc)	Drinks - Badgingarra Shire Meeting	\$147.00
6/04/2018	239/894	Badgingarra Community Assn	Advertising March 18 Shire Matters	\$100.00
6/04/2018	239/894	Badgingarra Community Assn	April 18 - Partial town maint - Badgingarra	\$3,300.00
6/04/2018	239/894	Badgingarra CWA	Dining and Refreshments Shire Meeting	\$465.00
6/04/2018	239/894	Badgingarra CWA	Catering Citizen of the Year	\$3,000.00
6/04/2018	239/894	Bitutek Pty Ltd	Supply & Cover Primerseal - Dandy Road	\$78,161.38
6/04/2018	239/894	Building Commission	BSL Remittance for Mar 18	\$1,291.16
6/04/2018	239/894	Carnival Amusements	Hire Of Storm Rider - Spray The Grey	\$2,780.00
6/04/2018	239/894	Coastal Garden Services	Lawn Mowing	\$77.00
6/04/2018	239/894	Courier Australia	Freight - Badgingarra Library	\$69.60
6/04/2018	239/894	Courier Australia	Freight - Jurien Admin	\$33.33
6/04/2018	239/894	Courier Australia	Freight - Pathology	\$12.36
6/04/2018	239/894	Dandaragan CRC	Cleaner wages/prod Dand Pioneer Pk toilets	\$209.66
6/04/2018	239/894	Dandaragan CRC	Cleaner wages/prod Dandy Depot Mar 18	\$561.16
6/04/2018	239/894	Dandaragan Concrete	Supply of water truck & driver Dandaragan Rd	\$3,740.00
6/04/2018	239/894	Fuel Distributors of WA Pty Ltd	Diesel - Jurien Depot	\$2,651.00
6/04/2018	239/894	Harley Dykstra	Jurien City Centre Strategy	\$1,965.65
6/04/2018	239/894	Haulmore Trailer Rentals Pty Ltd	Hire Of Tri Water Tanker	\$988.16
6/04/2018	239/894	Jurien Bay Panel & Paint Pty Ltd	Supply & Fit Front Windscreen	\$792.00
6/04/2018	239/894	Jurien Hardware	Indoor Broom	\$17.10
6/04/2018	239/894	Jurien Hardware	Square Valve Box	\$6.84
6/04/2018	239/894	Jurien Hardware	Pneumatic Wheel	\$14.25
6/04/2018	239/894	Jurien Hardware	Cable Ties	\$42.28
6/04/2018	239/894	Jurien Hardware	Dualite voltage tester	\$20.00
6/04/2018	239/894	Jurien Hardware	Electrical Terminal Kit, Hose Clamp	\$40.85
6/04/2018	239/894	Jurien Home Timber & Hardware	Paint & Painting Materials	\$451.10
6/04/2018	239/894	Jurien Home Timber & Hardware	Linear Globe	\$15.80
6/04/2018	239/894	Jurien Home Timber & Hardware	Sover Selleys Walls/Ceil	\$12.00
6/04/2018	239/894	Jurien Home Timber & Hardware	Screws, Washer, Pencils, Nylon Frame Plug	\$23.15
6/04/2018	239/894	Jurien Home Timber & Hardware	Drill Spade Bits	\$23.25
6/04/2018	239/894	Jurien Home Timber & Hardware	Fuel Cell Impulse Tall	\$18.50
6/04/2018	239/894	Jurien Home Timber & Hardware	Bar & Cutter Oil	\$39.50
6/04/2018	239/894	Jurien Home Timber & Hardware	Bar & Cutter Oil	\$125.00
6/04/2018	239/894	Jurien Home Timber & Hardware	Brass Padlock	\$94.00
6/04/2018	239/894	Jurien Home Timber & Hardware	Bore Casing - Dobbyn Park	\$465.56
6/04/2018	239/894	Jurien Signs	Aluminium Door Slider	\$40.00
6/04/2018	239/894	Jurien Signs	100 x Bolts/Nuts Sign	\$220.00
6/04/2018	239/894	Jurien Signs	100mtrs Barrier Mesh	\$170.00
6/04/2018	239/894	Jurien Tyre & Auto	120000km Service	\$518.04
6/04/2018	239/894	Jurien Tyre & Auto	Wiper Refill	\$15.00
6/04/2018	239/894	Jurien Tyre & Auto	Truck Wiper Blades	\$24.00
6/04/2018	239/894	Landmark Operations Limited	Industrial Netting	\$314.60
6/04/2018	239/894	Landmark Operations Limited	BGCC Builders Choice Fast	\$456.29
6/04/2018	239/894	Landmark Operations Limited	BGCC Builders Choice Fast	\$76.00
6/04/2018	239/894	Landmark Operations Limited	BGCC Builders Choice Fast	\$76.00
6/04/2018	239/894	Landmark Operations Limited	BGCC Builders Choice Fast	\$76.00
6/04/2018	239/894	Landmark Operations Limited	Herbicide and National Response	\$322.54
6/04/2018	239/894	Landmark Operations Limited	Dowa Tordon 75-D Herb	\$225.65
6/04/2018	239/894	Landmark Operations Limited	Dowa Tordon 75-D Herb	\$225.65
6/04/2018	239/894	Landmark Operations Limited	Dowa Tordon 75-D Herb	\$225.64
6/04/2018	239/894	Landmark Operations Limited	Better Grow Urea	\$51.17
6/04/2018	239/894	Lawn Doctor Turf Farm	Turf Patching Jurien Bay Oval	\$9,394.00

6/04/2018	239/894	Lawn Doctor Turf Farm	Solid Tine Vertidrain - Jurien Oval	\$2,277.00
6/04/2018	239/894	Lawn Doctor Turf Farm	Solid Tine Vertidrain - Cervantes Oval	\$2,123.00
6/04/2018	239/894	Lawn Doctor Turf Farm	Solid Tine Vertidrain - Dandy Hockey Oval	\$1,089.00
6/04/2018	239/894	Marketforce Pty Ltd	Advertising - Mid West Times	\$325.25
6/04/2018	239/894	Mobile Laser Quest	Hire of Mobile Laser Tag - Spray the Grey	\$995.00
6/04/2018	239/894	Nessa Hall	Maintenance Contract Jan 18 - Dobbyn Park	\$866.16
6/04/2018	239/894	Nessa Hall	Fauntleroy Park Toilets	\$866.16
6/04/2018	239/894	Nessa Hall	Memorial Park	\$866.16
6/04/2018	239/894	Nessa Hall	Fauntleroy Park BBQ new	\$428.30
6/04/2018	239/894	Nessa Hall	Sanitary Bins	\$96.80
6/04/2018	239/894	Nessa Hall	Jurien Fish Cleaning Station	\$866.16
6/04/2018	239/894	Nessa Hall	Beachridge Park BBQ	\$428.30
6/04/2018	239/894	Nessa Hall	Middleton Park BBQ	\$428.30
6/04/2018	239/894	Nessa Hall	Bauldin Park BBQ	\$428.30
6/04/2018	239/894	Pracsys	Jurien Bay Town Centre Business Case	\$15,400.00
6/04/2018	239/894	RDI Transport	Freight - Cardboard to Canningvale	\$1,022.81
6/04/2018	239/894	Ricoh Finance	Copier Lease 29/04/18 to 28/05/18	\$1,512.30
6/04/2018	239/894	Scott Printers Pty Ltd	Design & Printing Spray The Grey	\$767.80
6/04/2018	239/894	Seashells Day Spa	Refund Business Directional Sign Appl	\$200.00
6/04/2018	239/894	Shadbolt Electrical	Install Power Box - Fauntleroy Park	\$4,894.75
6/04/2018	239/894	Shadbolt Electrical	Hire Of Scaffold	\$88.00
6/04/2018	239/894	Sheridan's	Full Colour Name Badges	\$79.09
6/04/2018	239/894	The Last Drop Plumbing Co	Repairs to BBQ Southern end Sandy Cape	\$1,271.05
6/04/2018	239/894	Vari-Skilled	Weld Park	\$676.63
6/04/2018	239/894	Vari-Skilled	Catalonia St reserve	\$417.17
6/04/2018	239/894	Vari-Skilled	Mowing Contract Feb 18 - Jurien Admin Ctr	\$1,529.61
6/04/2018	239/894	Vari-Skilled	Memorial Park	\$365.62
6/04/2018	239/894	Vari-Skilled	Bauldin Park	\$510.44
6/04/2018	239/894	Vari-Skilled	Cervantes Rec ground	\$876.21
6/04/2018	239/894	Vari-Skilled	Cervantes Rec ground car park	\$203.12
6/04/2018	239/894	Vari-Skilled	Jurien CRC	\$305.93
6/04/2018	239/894	Vari-Skilled	Cervantes Rec ground surrounds	\$1,488.17
6/04/2018	239/894	Vari-Skilled	Dobbyn Park	\$1,136.20
6/04/2018	239/894	Vari-Skilled	Ronsard Park	\$197.73
6/04/2018	239/894	Vari-Skilled	Eric Collinson	\$511.12
6/04/2018	239/894	Vari-Skilled	Fauntleroy Park	\$434.13
6/04/2018	239/894	Vari-Skilled	Weston St Reserve	\$182.81
6/04/2018	239/894	Vari-Skilled	JCC Oval & Surrounds	\$561.69
6/04/2018	239/894	Vari-Skilled	Civic Ctr Precinct	\$1,237.38
6/04/2018	239/894	Vari-Skilled	Jurien Town Hall	\$126.85
6/04/2018	239/894	Vari-Skilled	JB Police Station	\$205.18
6/04/2018	239/894	Vari-Skilled	Passamani Park	\$561.49
6/04/2018	239/894	Vari-Skilled	Cervantes CBD	\$203.12
6/04/2018	239/894	Vari-Skilled	Pioneer Park	\$1,249.82
6/04/2018	239/894	Vari-Skilled	Pacman Park	\$561.32
6/04/2018	239/894	Vari-Skilled	5A Park Middleton Bvd	\$842.82
6/04/2018	239/894	Vari-Skilled	R E Snook Park	\$561.32
6/04/2018	239/894	Vari-Skilled	Seinor Park	\$293.38
6/04/2018	239/894	Waterlogic Australia Pty Ltd	Lease Water Filters Civic Centre April 18	\$678.70
6/04/2018	239/894	Waterlogic Australia Pty Ltd	Lease Water Filters Jurin Admin April 18	\$286.00
6/04/2018	239/894	Waterlogic Australia Pty Ltd	Lease Water Filters Jurien Depot April 18	\$591.80
6/04/2018	239/894	West Australian Opera	Sponsorship - Opera In The Pinnacles	\$11,000.00
6/04/2018	239/894	Westrac Equipment	Repair Parkin Brake PCL007	\$1,993.30
6/04/2018	239/894			\$182,657.33
13/04/2018	240/895	Air-Born Amusements	Rides for Spray The Grey	\$5,480.20
13/04/2018	240/895	AR de Meur - Currajong	Bore Installation	-\$990.00
13/04/2018	240/895	AR de Meur - Currajong	Bore Installation	\$990.00
13/04/2018	240/895	AR de Meur - Currajong	New Riticulation Bore - Pioneer Pk	\$990.00
13/04/2018	240/895	Avon Waste	Rubbish Collection 19/03/18 to 30/03/18	\$4,670.82
13/04/2018	240/895	Avon Waste	Recycling 19/03/18 to 30/03/18	\$3,514.91
13/04/2018	240/895	Avon Waste	Street Bins 19/03/18 to 30/03/18	\$275.22
13/04/2018	240/895	Avon Waste	Street Bins 19/03/18 to 30/03/18 additional	\$142.56
13/04/2018	240/895	Avon Waste	Service Jetty Bins	\$26.00
13/04/2018	240/895	Avon Waste	Recycling Processing Charges	\$407.70
13/04/2018	240/895	Avon Waste	Skip bins Cervantes Waste	\$720.00
13/04/2018	240/895	Avon Waste	Badgingarra Waste Frontlife bins 5/03-16/03	\$570.00
13/04/2018	240/895	Avon Waste	Sandy Cape Frontlift bins 5/03/18-16/03/18	\$630.00

13/04/2018	240/895	Avon Waste	Fish Cleaning Bins	\$288.00
13/04/2018	240/895	Barnes Hydraulic Services	Gear Pump, suction hose, T Bolt clamp	\$1,175.02
13/04/2018	240/895	Boc Gases	Gas Cylinder Hire	\$133.65
13/04/2018	240/895	BookEasy Pty Ltd	Min Monthly Fee	\$330.00
13/04/2018	240/895	Brooks Hire Service Pty Ltd	Hire of Drum Roller	\$1,208.77
13/04/2018	240/895	Bruce Rock Engineering	Seal Kit	\$484.11
13/04/2018	240/895	Cervantes Hardware and Marine	Bee Removal - Brown Street	\$100.00
13/04/2018	240/895	Cervantes Hardware and Marine	10mm Galv D Shakle	\$9.68
13/04/2018	240/895	Cervantes Hardware and Marine	5/16 Mag Nutsetter 65mm	\$8.80
13/04/2018	240/895	Cervantes Hardware and Marine	Tape-Barrier 100mm 7.5cm danger	\$9.90
13/04/2018	240/895	Cervantes Hardware and Marine	20lt Kerosene	\$1,200.00
13/04/2018	240/895	Coastal Garden Services	Mowing Of Lawns 1 & 20/03/18	\$154.00
13/04/2018	240/895	Comen Limited	Fuel - Cervantes BFB Vehicles - 56.88 lts	\$83.04
13/04/2018	240/895	Courier Australia	Freight - Dandy Library	\$38.54
13/04/2018	240/895	Courier Australia	Freight - Cerv Library	\$31.06
13/04/2018	240/895	Courier Australia	Freight - Jurien Admin	\$23.21
13/04/2018	240/895	Dandaragan Mechanical Services	Valve Toggle/Detent	\$102.80
13/04/2018	240/895	Dandaragan Store	Postal Satchel & Batteries	\$24.35
13/04/2018	240/895	Dandaragan Store	Dandy Depot Kitchen Supplies	\$12.05
13/04/2018	240/895	Dandaragan Store	Dandy Depot Kitchen Supplies	\$26.00
13/04/2018	240/895	Depart Water and Enviro Regulation	Controlled Waste DEC tracking 19/03 - 27/03	\$176.00
13/04/2018	240/895	Derricks Auto-Ag & Hardware Plus	Male Tip and Female Coupling	\$225.00
13/04/2018	240/895	Derricks Auto-Ag & Hardware Plus	Male Tip and Female Coupling	\$225.00
13/04/2018	240/895	Derricks Auto-Ag & Hardware Plus	Extension lead and Diamond thin turbo blade	\$183.00
13/04/2018	240/895	Derricks Auto-Ag & Hardware Plus	Spray applicator and plastic welder	\$145.80
13/04/2018	240/895	Derricks Auto-Ag & Hardware Plus	Diesel Fuel Pump	\$650.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Repairs to Lions Lookout access track	\$8,855.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance work Cemetery rd and JE rd	\$550.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Street Maintenance Cervantes	\$3,927.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Sandy Cape Rd	\$1,430.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Airstrip Rd	\$286.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Jurine Oval Track	\$286.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Lesueur Dr Track	\$286.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Shingle Av Track	\$286.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Marine Dr	\$572.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Hansen Bay Rd	\$572.00
13/04/2018	240/895	Direct Contracting Pty Ltd	Maintenance Grade Brumby Lane	\$286.00
13/04/2018	240/895	DMS-Digital Mapping Solutions	Intramaps Enterprise Hosted Solution	\$9,504.00
13/04/2018	240/895	Family Affair Cafe	Refreshments - Morning tea	\$180.00
13/04/2018	240/895	Family Affair Cafe	Refreshments Morning Tea - Welcome CEO	\$400.00
13/04/2018	240/895	Fuel Distributors of WA Pty Ltd	Azikka Hydraulic Oil	\$1,381.96
13/04/2018	240/895	Gingin Trading	Rollertrap whit sticky fly traps	\$85.00
13/04/2018	240/895	Haulmore Trailer Sales Pty Ltd	3" spray valves	\$1,452.88
13/04/2018	240/895	J A V Brown & Sons	Supply water construction of Dandaragan Rd	\$4,280.10
13/04/2018	240/895	J A V Brown & Sons	Supply gravel for Dandaragan rd	\$16,500.00
13/04/2018	240/895	Jodie Connors	Hay Bales For Spray The Grey	\$75.00
13/04/2018	240/895	Jurien Bay Building	Scissor Lift Hire	\$150.00
13/04/2018	240/895	Jurien Bay Concrete	Supply 12 tn Blue Metal	\$990.00
13/04/2018	240/895	Jurien Bay Mecial Centre	Workers Compensation Standard Consult	\$139.40
13/04/2018	240/895	Jurien Bay Motel Apartments	Bookeasy Booking	\$280.00
13/04/2018	240/895	Jurien Bayview Realty	Staff Housing 16/04/18 - 29/04/18	\$600.00
13/04/2018	240/895	Jurien Hardware	BSP Nipple and Poly Valve Ball	\$62.70
13/04/2018	240/895	Jurien Hardware	Suction Hose, coupling, PVC socket	\$91.97
13/04/2018	240/895	Jurien Hardware	PVC Fittings Tank Outlet Foot Valve	\$106.88
13/04/2018	240/895	Jurien Hardware	PVC Fittings	\$30.41
13/04/2018	240/895	Jurien Hardware	PVC Fittings	\$13.30
13/04/2018	240/895	Jurien Hardware	Honda Blade High Flute	\$31.36
13/04/2018	240/895	Jurien Hardware	Suction Hose	\$60.80
13/04/2018	240/895	Jurien Hardware	BSP Bush	\$6.66
13/04/2018	240/895	Jurien Hardware	9kg Gas	\$60.00
13/04/2018	240/895	Jurien Hardware	Hasp & Staple	\$22.80
13/04/2018	240/895	Jurien Hardware	Solargaurds, Nuts & Bolts, Cement	\$348.09
13/04/2018	240/895	Jurien Hardware	Nylon Clear Hose, bin boms & screw	\$95.90
13/04/2018	240/895	Jurien Hardware	Protective Clothing	\$520.50
13/04/2018	240/895	Jurien Home Timber & Hardware	Screws, anchors head frame plug washer	\$63.60
13/04/2018	240/895	Jurien Home Timber & Hardware	Screw & Selleys Walls/Ceil Cover	\$53.45
13/04/2018	240/895	Jurien Home Timber & Hardware	Exhaust Fan and Seal	\$40.65

13/04/2018	240/895	Jurien Home Timber & Hardware	Balde Weldtec	\$27.95
13/04/2018	240/895	Jurien Home Timber & Hardware	Toilet Paper	\$104.00
13/04/2018	240/895	Jurien Home Timber & Hardware	Buttefly clips, screws and hooks	\$47.20
13/04/2018	240/895	Jurien Home Timber & Hardware	Male Hose End fitting	\$4.40
13/04/2018	240/895	Jurien Home Timber & Hardware	Union & Tee Olive Comp Copper Tube	\$199.75
13/04/2018	240/895	Jurien Signs	20 X Event Stickers	\$400.00
13/04/2018	240/895	Jurien Tyre & Auto	410 350-4 Tube	\$10.00
13/04/2018	240/895	Keynote Conferences	Wheatbelt Conference 18	\$500.00
13/04/2018	240/895	Keynote Conferences	Wheatbelt Conference 18	\$130.00
13/04/2018	240/895	Keynote Conferences	Wheatbelt Conference 18	\$500.00
13/04/2018	240/895	Kiss and Tell Photobooths	Hire Of Photobooth - Spray The Grey	\$1,299.00
13/04/2018	240/895	Mcleods Barristers And Solicitors	Regulation of poultry manure odour	\$3,535.40
13/04/2018	240/895	Michelle Perkins	Reimburse 2018 Spray in the Grey Purchases	\$225.83
13/04/2018	240/895	Monsterball Amusements & Hire	Rides Hire for Spray The Grey	\$6,990.00
13/04/2018	240/895	Ray White Jurien Bay	Staff Housing - 13/04/18 - 26/04/18	\$670.00
13/04/2018	240/895	Russ - Hills Contracting	General Freight - Dandy Depot	\$170.39
13/04/2018	240/895	Sea Lion Charters	BookEasy Booking	\$918.75
13/04/2018	240/895	Sea Lion Charters	BookEasy Booking	\$525.00
13/04/2018	240/895	Spyker Business Solutions	Qtr maint agreement CCTV	\$2,028.40
13/04/2018	240/895	Stewart & Heaton Clothing Co	Firefighting clothing - Dandy Bushfire Brigade	\$2,971.42
13/04/2018	240/895	Stewart & Heaton Clothing Co	Firefighting clothing - Dandy Bushfire Brigade	\$90.93
13/04/2018	240/895	Thomas Mondello	DJ Services Spray The Grey	\$250.00
13/04/2018	240/895	Top Cattle Company	Supply of gravel for Cowalla Rd	\$16,500.00
13/04/2018	240/895	Tourism Council Western Australia	2018 Parliament House Function	\$120.00
13/04/2018	240/895	T-Quip	Starter Motor	\$364.10
13/04/2018	240/895	Waterman Irrigation Australia	Standpipe Remote Access Charge - 6 mths	\$772.20
13/04/2018	240/895	Woodlands Distributors & Agencies	Soil Tests Dandaragan Oval	\$415.80
13/04/2018	240/895			\$119,209.12
19/04/2018	241	CANCELLED	CANCELLED	\$0.00
19/04/2018	241			\$0.00
19/04/2018	242	PAYROLL	PAYROLL	\$101,217.76
19/04/2018	242			\$101,217.76
20/04/2018	243/896	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - 20/03/18 TO 30/03/18	\$508.48
20/04/2018	243/896	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - 03/04/18 TO 06/04/18	\$17.33
20/04/2018	243/896	AN & A Whybrow	Grader Hire for Wildfire Control	\$1,089.00
20/04/2018	243/896	AN & A Whybrow	Hire Of Cat D9N Bulldozer	\$9,724.00
20/04/2018	243/896	AN & A Whybrow	Hire Of Cat D9N Dozer - Dandaragan Rd	\$11,099.00
20/04/2018	243/896	AR de Meur - Currajong	Installation of Bore - Dobbyn Park	\$990.00
20/04/2018	243/896	AV Truck Services Pty Ltd	Tail Lamp Assembly	\$220.34
20/04/2018	243/896	Badgingarra Community Assn	New Lights Badgingarra Tennis Courts	\$40,148.00
20/04/2018	243/896	BP Jurien Bay	Electronic fuel pump	\$95.00
20/04/2018	243/896	Cervantes Hardware and Marine	Ball Bearings, Fuel Filters, Lube Filter	\$148.50
20/04/2018	243/896	Cervantes Hardware and Marine	Rapid Set Premix, Saw Chain	\$62.98
20/04/2018	243/896	Cervantes Hardware and Marine	Speedfeed Trimmer Springs	\$22.00
20/04/2018	243/896	Cervantes Hardware and Marine	Cutting Discs	\$13.20
20/04/2018	243/896	Cervantes Hardware and Marine	Fuel Filters, oil filter	\$66.00
20/04/2018	243/896	Council First	Software Maintenance to 22/05/18	\$7,256.40
20/04/2018	243/896	Courier Australia	Freight - Jurien Admin	\$37.82
20/04/2018	243/896	Courier Australia	Freight - Dandy Depot	\$82.68
20/04/2018	243/896	Covs Parts Pty Ltd	Clamps, Fuses, Cable Ties, oil, air freshener	\$621.22
20/04/2018	243/896	Covs Parts Pty Ltd	Lynch Pins, Terminals Zirc Flap	\$142.59
20/04/2018	243/896	Covs Parts Pty Ltd	Linch Pin & ring	\$13.64
20/04/2018	243/896	Dandaragan Mechanical Services	TMN70ZZL Battery	\$174.20
20/04/2018	243/896	David Gray & Co Pty Ltd	Recylce and Green Bins	\$4,250.40
20/04/2018	243/896	DBNGP (WA) Nominees Pty Ltd	Refund overpayment of rates	\$111.57
20/04/2018	243/896	Depart Water and Enviro Regulation	Annual Licence Fee - Jurien Waste Facility	\$5,696.00
20/04/2018	243/896	Depart Water and Enviro Regulation	Controlled Waste DEC tracking to 14/2	\$792.00
20/04/2018	243/896	Derricks Auto-Ag & Hardware Plus	Airbrake Sleeve, Suzi Coil, Tyre Sealant	\$165.50
20/04/2018	243/896	Eastern Hills Saws & Mowers	Mandel Housing, Pulley, Shaft & Bearing	\$397.00
20/04/2018	243/896	Family Affair Cafe	Dining and Refreshments - Council Forum	\$135.00
20/04/2018	243/896	Fuel Distributors of WA Pty Ltd	Diesel - Dandy Depot	\$6,026.40
20/04/2018	243/896	Insight Call Centre Services	Afterhours calls March 2018	\$189.48
20/04/2018	243/896	IQ Merchandising	Visitor Centre Merchandise	\$690.25
20/04/2018	243/896	Jurien Bayview Realty	Staff Housing 29/04/18 TO 12/05/18	\$600.00
20/04/2018	243/896	Jurien Garden Soils	2 day Hire of Retic Trencher	\$200.00
20/04/2018	243/896	Jurien Hardware	9kg Gas Refill	-\$30.00
20/04/2018	243/896	Jurien Hardware	Y61 Masonry Bolts	\$2.84

20/04/2018	243/896	Jurien Hardware	Protective Clothing	\$52.25
20/04/2018	243/896	Jurien Hardware	Protective Clothing	\$28.04
20/04/2018	243/896	Jurien Hardware	Batteries	\$35.15
20/04/2018	243/896	Jurien Hardware	13mm x 20BSP Director	\$2.13
20/04/2018	243/896	Jurien Hardware	Sikaflex Sealant	\$19.00
20/04/2018	243/896	Jurien Hardware	G115 Socket BSP	\$22.72
20/04/2018	243/896	Jurien Hardware	Boston Contact Cleaner	\$15.20
20/04/2018	243/896	Jurien Hardware	610mm Cable Ties	\$23.75
20/04/2018	243/896	Jurien Hardware	5L Country Fresh Disinfectant	\$21.85
20/04/2018	243/896	Jurien Hardware	9kg Gas Refill	\$30.00
20/04/2018	243/896	Jurien Hardware	Cleaning Materials	\$102.60
20/04/2018	243/896	Jurien Hardware	9kg Gas Refill	\$30.00
20/04/2018	243/896	Jurien Hardware	Gas Refills	\$75.00
20/04/2018	243/896	Jurien Hardware	9kg Gas Refill	\$60.00
20/04/2018	243/896	Jurien Hardware	Delshine Sanitiser	\$90.00
20/04/2018	243/896	Jurien Hardware	9kg Gas Refill	\$60.00
20/04/2018	243/896	Jurien Hardware	9kg Gas Refill	\$60.00
20/04/2018	243/896	Jurien Hardware	Nuts & Bolts, Batteries, Cut off wheels	\$61.86
20/04/2018	243/896	Jurien Hardware	Poly pie & Fittings	\$56.81
20/04/2018	243/896	Jurien Hardware	PVC Fittings, teflon tape	\$61.94
20/04/2018	243/896	Jurien Hardware	Protective Clothing	\$718.50
20/04/2018	243/896	Jurien Hardware	Split Key Rings	\$200.00
20/04/2018	243/896	Jurien Hardware	Gal Nuts & Bolts	\$4.20
20/04/2018	243/896	Jurien Hardware	Cable Ties	\$18.53
20/04/2018	243/896	Jurien Hardware	PVC Valve socket, eye bolt and nut	\$14.25
20/04/2018	243/896	Jurien Hardware	Plants - Faunteroy Park	\$100.00
20/04/2018	243/896	Jurien Hardware	PVC Coupling	\$27.55
20/04/2018	243/896	Jurien Hardware	Loctite 263 studlock 10ml	\$19.00
20/04/2018	243/896	Jurien Hardware	White Plastic Bucket	\$17.10
20/04/2018	243/896	Jurien Hardware	Elastic Strap	\$8.55
20/04/2018	243/896	Jurien Hardware	8lt Pressure Sprayer	\$30.40
20/04/2018	243/896	Jurien Home Timber & Hardware	Toilet Paper & Cleaning Materials	\$225.70
20/04/2018	243/896	Jurien Home Timber & Hardware	Toilet Rolls	\$104.00
20/04/2018	243/896	Jurien Home Timber & Hardware	Plier Mini Diag Cut	\$10.00
20/04/2018	243/896	Jurien Home Timber & Hardware	Paint & painting equipment	\$207.10
20/04/2018	243/896	Jurien Tyre & Auto	60,000km service & Replace tyres	\$1,622.45
20/04/2018	243/896	Landgate	Land Enquiry	\$25.30
20/04/2018	243/896	Landgate	Mining Tenements Chargeable	\$38.35
20/04/2018	243/896	Landgate	Gross Rental Valuations Chargeable	\$272.35
20/04/2018	243/896	Market Creations	Completion Of Corporate Identity	\$715.00
20/04/2018	243/896	Mid Coast Contracting	Inspect & Repair lights - JB Jetty	\$275.00
20/04/2018	243/896	Mid Coast Contracting	Wiring of Fuel Pump - Ardross Bore	\$258.50
20/04/2018	243/896	Mid Coast Contracting	Repairs to Automatic gate control	\$2,459.16
20/04/2018	243/896	Mid Coast Contracting	Repairs to bore pump switch board	\$110.00
20/04/2018	243/896	Ray White Jurien Bay	Staff Housing - 27/04/18 TO 10/05/18	\$670.00
20/04/2018	243/896	Sea Lion Charters	BookEasy Booking	\$262.50
20/04/2018	243/896	Spaceage Sign Systems	204mm Letter Kit & Freight	\$495.66
20/04/2018	243/896	Stoney Agri	Supply of water - Dandaragan Rd	\$3,027.75
20/04/2018	243/896	StrataGreen	BioTek Coir Mesh & Staples	\$427.57
20/04/2018	243/896	Telstra	WHISPIR SMS Usage April 18	\$275.69
20/04/2018	243/896	The Workwear Group Pty Ltd	Staff Uniform - return	-\$84.15
20/04/2018	243/896	The Workwear Group Pty Ltd	Staff Uniforms	\$372.91
20/04/2018	243/896	Vanguard Press	Visitor Guide Distribution	\$295.49
20/04/2018	243/896	Winc Australia Pty Limited	April 18 Stationery Supplies	\$664.40
20/04/2018	243/896	Winc Australia Pty Limited	Coffee Supplies	\$211.40
20/04/2018	243/896			\$106,767.33
30/04/2018	244/897	Akitsu Pty Ltd	Merchandise for Visitors Centre	\$445.61
30/04/2018	244/897	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - 10/4/18 to 13/04/18	\$210.93
30/04/2018	244/897	AN & A Whybrow	Hire Of Cat D9N Dozer - Cowalla rd	\$7,942.00
30/04/2018	244/897	AusQ (WA) Pty Ltd	Staff Training - Traffice Management	\$2,840.00
30/04/2018	244/897	AV Truck Services Pty Ltd	Wiperblade Kit	\$90.53
30/04/2018	244/897	Badgingarra Community Assn	The Sandpaper - Advert Spray The Grey	\$88.00
30/04/2018	244/897	Bocchetta Plush Toys	Merchandise for Visitors Centre	\$267.30
30/04/2018	244/897	Cervantes Primary School	Paint costs for the Banner in the Terrace	\$395.40
30/04/2018	244/897	Coastal Car Garage	Replace damaged rear mudflap	\$122.10
30/04/2018	244/897	Coastal Digging	Transport Tables & Storage to Cerv	\$330.00
30/04/2018	244/897	Concept AV	Audio Visual Equipment - Council Chambers	\$28,066.50

30/04/2018	244/897	Courier Australia	Freight - Jurien Admin	\$36.70
30/04/2018	244/897	Courier Australia	Freight - Dandy Depot	\$63.61
30/04/2018	244/897	Courier Australia	Freight - Jurien Library	\$34.80
30/04/2018	244/897	Courier Australia	Freight - Jurien Admin	\$21.68
30/04/2018	244/897	Courier Australia	Freight - Dandy Depot	\$23.55
30/04/2018	244/897	Courier Australia	Freight - FESA	\$37.45
30/04/2018	244/897	Courier Australia	Freight - Pathology	\$11.99
30/04/2018	244/897	D Greenwood	Waste Main Cont Badgy Tip	\$1,280.00
30/04/2018	244/897	Dandaragan Concrete	Construct Headwall at Dewar Rd Culverts	\$2,420.00
30/04/2018	244/897	Depart Water and Enviro Regulation	Cont Waste DEC tracking 6/4-12/4/18	\$1,716.00
30/04/2018	244/897	Direct Contracting Pty Ltd	Maintenance Grading - Cockleshell Gully Rd	\$1,155.00
30/04/2018	244/897	Elite Electrical Contracting Pty Ltd	Repair tripped RCD in Daycare Centre -	\$104.50
30/04/2018	244/897	Enlocus Pty Ltd	Prefess Fees - Preliminary Concept Design	\$6,930.00
30/04/2018	244/897	Enlocus Pty Ltd	Professional fees - Spray The Grey	\$5,148.00
30/04/2018	244/897	JR & A Hersey Pty Ltd	Gloves, Danger Barricade, Poly Yard	\$292.05
30/04/2018	244/897	JR & A Hersey Pty Ltd	Grab Kit, Spanner, Socket, Pipe Wrench	\$384.33
30/04/2018	244/897	JR & A Hersey Pty Ltd	Pro Bloc & Lip Balm	\$98.47
30/04/2018	244/897	Jurien Bay Adventure Tours	Wheatbelt Conference - Partners Program	\$850.00
30/04/2018	244/897	Jurien Bay Motel Apartments	BookEasy Booking	\$140.00
30/04/2018	244/897	Jurien Hardware	Valve Box	\$43.70
30/04/2018	244/897	Jurien Hardware	Poly Cap	\$28.60
30/04/2018	244/897	Jurien Hardware	Protective Clothing	\$33.25
30/04/2018	244/897	Jurien Hardware	20amp fuse balde	\$4.75
30/04/2018	244/897	Jurien Hardware	Galvanised Watering Can	\$20.43
30/04/2018	244/897	Jurien Hardware	25kg bag urea	\$38.00
30/04/2018	244/897	Jurien Home Timber & Hardware	Toilet Rolls	\$208.00
30/04/2018	244/897	Jurien Home Timber & Hardware	Hydrochloric acid, Bucket, Tool Roller	\$43.85
30/04/2018	244/897	Jurien Pest Management	Spider Treatment - Dandy Depot	\$286.00
30/04/2018	244/897	Jurien Pest Management	Spider Treatment & Rodent Baiting	\$385.00
30/04/2018	244/897	Jurien Signs	Aluminium Sign - Turquoise Pathway	\$95.00
30/04/2018	244/897	Jurien Tyre & Auto	70,000km service & whell alignment	\$398.80
30/04/2018	244/897	Jurien Tyre & Auto	Wiper Refill and Wiper Baldes	\$78.00
30/04/2018	244/897	Kaye McGlew (Cr)	Members Travel 06/12/17 TO 22/03/18	\$1,737.84
30/04/2018	244/897	Kimseed Australia Pty Ltd	Pottiputki Tree Planter, Kidney Trays	\$840.40
30/04/2018	244/897	L E & S Hotker	Watse Maint Cont. April 18 Dandy Tip	\$2,304.03
30/04/2018	244/897	Leeman Plumbing and Excavation	Emergency Plumbing Repairs JCC showers	\$453.20
30/04/2018	244/897	Lgis Insurance Broking	General Events Insurance - Spray The Grey	\$481.25
30/04/2018	244/897	Major Motors Pty Ltd	Belts & Nuts	\$81.22
30/04/2018	244/897	Mitchell Ballardin	Entertainemt at Spray The Gray	\$50.00
30/04/2018	244/897	Pinnacles Express	Full Page Ad - Spray The Grey	\$40.00
30/04/2018	244/897	RBC Rural	Meterplan Charge P/Copiers	\$1,033.70
30/04/2018	244/897	RDI Transport	Freight - Rubbish Bins Jurien Depot	\$140.00
30/04/2018	244/897	RDI Transport	Freight - Mixed Paper Jruien Depot	\$388.41
30/04/2018	244/897	RDI Transport	Freight - Depot	\$46.20
30/04/2018	244/897	Ricoh Finance	Copier Lease 29/05/18 to 28/06/18	\$1,512.30
30/04/2018	244/897	Robert Walker	Maint Cont April 18 Cadiz Street	\$524.00
30/04/2018	244/897	Robert Walker	Maint Cont April 18 Catalonia Reserve	\$517.08
30/04/2018	244/897	Robert Walker	Maint Cont April 18 Corunna Road	\$517.08
30/04/2018	244/897	Scavenger Fire & Safety	Fire Extinguishers	\$735.90
30/04/2018	244/897	Scavenger Fire & Safety	Testing/Tagging Fire Extinguishers DRC	\$60.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Jurien Admin	\$225.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Cerv Tip	\$143.00
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment C'over Fire Shed	\$264.00
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Jurien Tip	\$60.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Badgy CC	\$143.00
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment DPAW	\$81.40
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Dandy Depot	\$500.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Badgy Fire Shed	\$44.00
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Dandy CC	\$93.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Dandy Fire Shed	\$82.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Jurien FRC	\$104.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Jurien Civic Cent	\$379.50
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment JBCC	\$551.10
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Jurien Depot	\$2,611.40
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Cerv RC	\$96.80
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment JB Hall	\$55.00
30/04/2018	244/897	Scavenger Fire & Safety	Test & Tag Fire Equipment Cerv Fire Shed	\$165.00

30/04/2018	244/897	Spaceage Sign Systems	Lettering Kit for Community Notice Board	\$495.66
30/04/2018	244/897	Spyker Business Solutions	Milestone XProtect Camera License renewal	\$161.70
30/04/2018	244/897	Spyker Business Solutions	Supply #G Surveillance Camera	\$1,471.49
30/04/2018	244/897	St John Ambulance Australia	Ambulance attendance Spray The Grey	\$300.00
30/04/2018	244/897	Stewart & Heaton Clothing Co	Fire Fighting Clothing	\$566.52
30/04/2018	244/897	Stewart & Heaton Clothing Co	Fire Fighting Clothing	\$712.80
30/04/2018	244/897	The Last Drop Plumbing Co	Repairs to Sandy Cape Toilets	\$1,845.50
30/04/2018	244/897	The Workwear Group Pty Ltd	Staff Uniform	\$84.15
30/04/2018	244/897	Tony Dolton	Roadtrain for Construction Cowalla Rd	\$13,701.88
30/04/2018	244/897	T-Quip	Gaskets, Ring Set-Piston, Screws and Chute	\$451.00
30/04/2018	244/897	WA Hino Sales & Service	Air Filter Element	\$226.19
30/04/2018	244/897	WA Hino Sales & Service	Oil Filter Fuel Filter Air Filter Elements	\$272.46
30/04/2018	244/897	WA Hino Sales & Service	Oil Filter Fuel Filter Air Filter Elements	\$498.66
30/04/2018	244/897	Winc Australia Pty Limited	April 18 Stationery	\$199.54
30/04/2018	244/897	Winc Australia Pty Limited	Additional Stationery Items	\$139.04
30/04/2018	244/897	Winc Australia Pty Limited	Stationery	\$74.34
30/04/2018	244/897	Woodlands Distributors & Agencies	Woodlands NPK Blend, Lime, Carbon & Kelp	\$3,556.30
30/04/2018	244/897	Worldwide Printing Solutions	Septic Works Books	\$420.00
30/04/2018	244/897	Zoe N Clayton	Reimburse Accommodation Staff Training	\$200.38
30/04/2018	244/897			\$105,651.80
Grand Total				\$715,135.23

JB1

Island Point

Legend

Hazard Lines

- HSD
- 2016
- 2030
- 2070
- 2110

Public Infrastructure

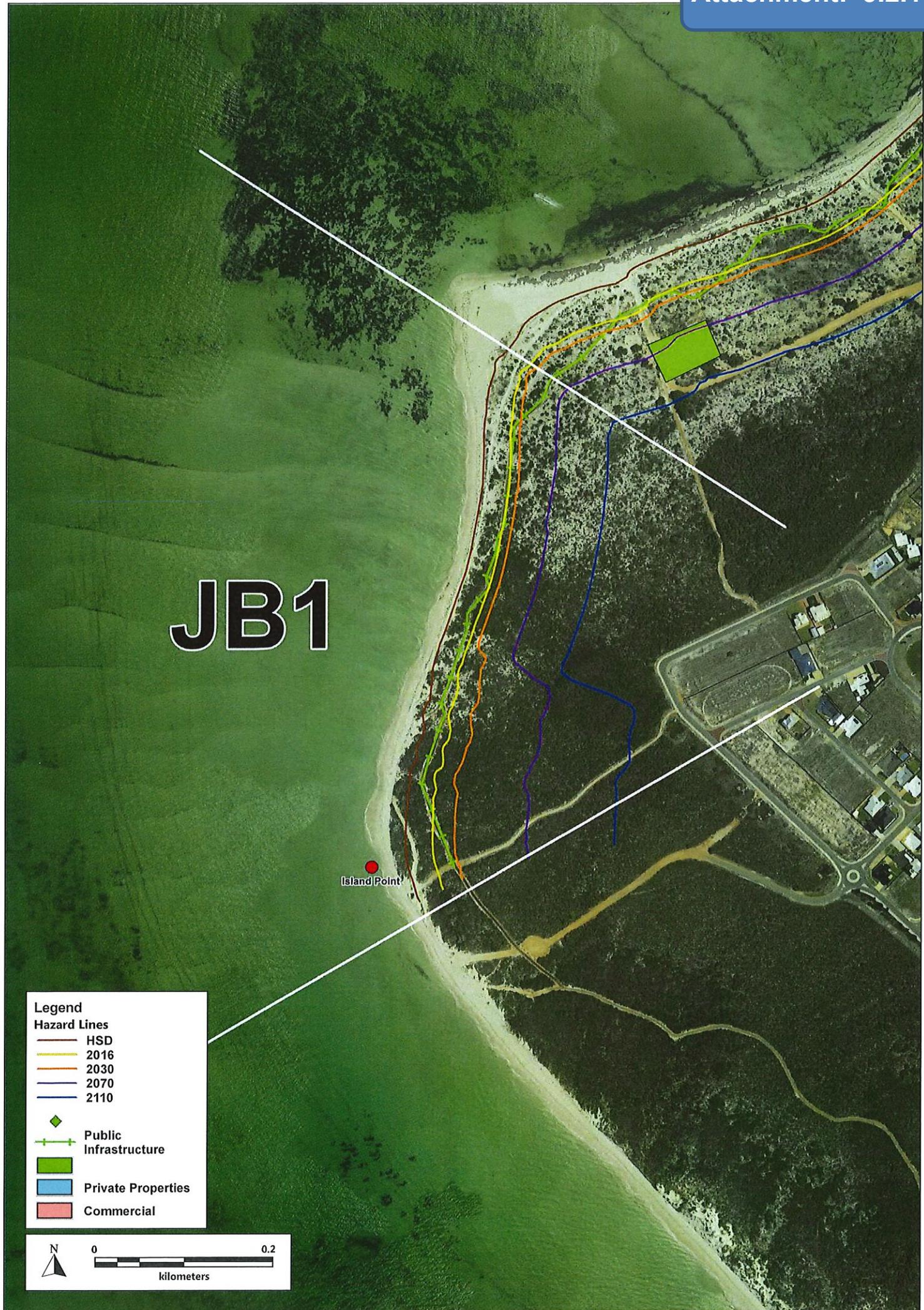
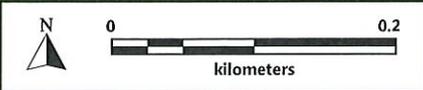
- Public Infrastructure

Private Properties

- Private Properties

Commercial

- Commercial



SCHEDULE OF SUBMISSIONS – DRAFT LOCAL PLANNING POLICY 8.13 HOLIDAY HOMES

No	Submitter	Comment/Concern	Shire Officer Response
1	Terri Hoskins 12 March 2018	<ol style="list-style-type: none"> 1. I have noted that the approval by the Shire must be “free” as there is no mention of there being a fee to be charged. 2. I am also interested in 5.6 part B – crossover to be sealed. Shire to complete this or the property owner? A footpath has been placed with 2 m of the end of our driveway by the Shire.....crossover not completed and this was brought to the Shire’s attention a few years ago outlining problems. 3. Are the relevant real estate agents that look after short term holiday homes made aware of the draft policy, as the Conditions, Rules etc need to be complied with and also set by them, aslo the REGULATING of the number of persons USING the property. I know this has not happened in the past. 	<ol style="list-style-type: none"> 1. As per the Shire’s Local Planning Scheme No.7 the use of a Residential zoned property as a holiday home is a discretionary use, which therefore requires planning approval. It is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal fee 50% of this amount in addition to the annual health inspection fee of \$100. 2. Usually planning approval stipulates via conditions the crossover construction is to the landowner/applicant’s cost unless other arrangements are made at the time of application. However, in this case it is reasonable to consider removing or modifying this subclause as it does seem excessive and could deter many people from applying for a holiday home due to the cost involved in sealing driveway access. The main aim of clause 5.6 is to ensure there is sufficient and adequate on-site parking. 3. Yes a detailed letter and copy of the draft has been mailed to all known real estate and accommodation operators in the Shire. We are expecting informative responses from such parties to shape the draft policy.
2	Robyn Jury Cervantes Holiday Home Owner 13 March 2018	<p>There seems to be points that have been overlooked:-</p> <ol style="list-style-type: none"> 1. If a person has a holiday home and rents it out they are also generating income for the town as I am sure that these people that come to visit would spend more \$\$ around town in the time that they are there than those that are permanent residents over the same period of time. 2. If the property is a holiday house and being rented out occasionally it is not being used 365 days of the year unlike a permanent rental. Perhaps you need to also look at charging anyone who has a rental property up there commercial land rates as the owner is deriving an income from that property. 3. If the property is a holiday rental the services paid for in 	<ol style="list-style-type: none"> 1. Noted. Please note the drafting and subsequent adoption of the policy will not intervene with property rates. This process is only a matter of gaining planning approval for a discretionary land use (holiday home) in Residential zoned land and the annual renewal of such approval. The land use of a Residential zoned property as a holiday home would have no effect on property rates as they are calculated on the infrastructure on a given property, not the use of it. Given this clause 4.9 of the draft policy will be reworded as it is misleading on this matter. 2. As per above comment. 3. It is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal

No	Submitter	Comment/Concern	Shire Officer Response
		<p>the rates are not being used to the full extent as with a permanent resident whether it be owner occupied or a permanent rental however the rates are the same. So having holiday rentals does not put any burden on services and resources.</p> <p>4. If there are charges imposed on people who do rent out their holiday homes to help offset out goings on the property these people will have to increase their charges which will have an impact on visitors to the town due to an affordability issue. Taking into account that with the pub being closed for some time and the upset that happened with the camping ground etc it has all had an impact on the town.</p> <p>5. If this proposal is introduced I can foresee a jump in properties being put on the market, as for some owners renting the property out occasionally allows them to hold on to their holiday house to use themselves when time permits.</p>	<p>fee 50% of this amount in addition to the annual health inspection fee of \$100. This cost compared to income received for operating a holiday home seems reasonable.</p> <p>4. As per the above comment, it is believed a major jump in the properties for sale is unlikely to eventuate from the adoption of this policy.</p>
3	Luciano Muriale 14 March 2018	<p>1. I wish to comment on the proposed changes to zoning laws and changes from residential to commercial.</p> <p>2. Please be advised that if changes go ahead I will remove my property for holiday stay with Jurien BayView Realty.</p> <p>3. Currently I receive only \$4000 per year for rent and the small amount of commission money keeps the Real Estate employed and brings tourist money to town. I also have a higher interest rate because of this and If i go residential I will save \$5000 a year based on a lower interest rate. So commercial will raise the costs of doing business and properties will be removed as a rental.</p> <p>4. If this is the case the rental rates will increase, there will be fewer rental properties, sending all holiday stays away from Jurien to more popular areas like Dunsborough and Margaret River. If this is the case, I may sell up and move my holiday stay down south.</p> <p>5. Dandaragan shire and its community will lose a lot if this goes ahead.</p>	<p>1. No changes to zoning are proposed by the draft local planning policy.</p> <p>2. It is hoped this is not the case. Please note the drafting and subsequent adoption of the policy will not intervene with property rates. This process is only a matter of gaining planning approval for a discretionary land use (holiday home) in Residential zoned land and the annual renewal of such approval.</p> <p>3. It is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal fee 50% of this amount in addition to the annual health inspection fee of \$100. This cost compared to income received for operating a holiday home seems reasonable.</p> <p>4. Noted.</p> <p>5. Noted.</p>

No	Submitter	Comment/Concern	Shire Officer Response
4	Mike Beckingham 14 March 2018	<p>I am the owner of lot 68 Seafront Estate (the large townhouse on the south west corner facing the ocean). The property is zoned residential but can be used for either residential purposes or short stay accommodation (around 12 or so lots or so in the Seafront development have this unique zoning). The property is rented through a management agreement with Jurien Bay Realty (Ian Kelly).</p> <p>I have read the draft and appreciate if you can let me know;</p> <ol style="list-style-type: none"> 1. Does this mean the property would now be considered a commercial property and attract different land rates? Can you please let me know what the likely rates are? 2. If I decide to apply for the license (or permit) to allow short term rentals, and I subsequently change my mind say in a couple of years will the property revert back to a normal residential property and attract residential rates etc.? 3. What other costs am I likely to incur with this change? 	<ol style="list-style-type: none"> 1. Please note your property and all Seafront Estate properties are excluded from the draft policy as they are zoned Tourist under the Shire's Local Planning Scheme No.7, where the use of a holiday home is permitted. The policy is only aimed at holiday homes in Residential zoned areas where such a use is discretionary and requires planning approval to operate. The policy in due course will help streamline this process for all parties. The land use of a Residential zoned property as a holiday home would have no effect on property rates as they are calculated on the infrastructure on a given property, not the use of it. Given this clause 4.9 of the draft policy will be reworded as it is misleading on this matter. 2. With no Shire planning approval required for your property given its Tourist zoning you have the ability to swap between short stay accommodation and permanent as you wish given it complies with the Strata management and subsequent plan. 3. Although irrelevant to you given the above, however I'm happy to detail anyway – it is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal fee 50% of this amount in addition to the annual health inspection fee of \$100.
5	Andy Cass 3 Passmore Close, Jurien Bay 14 March 2018	<p>I am the owner operator of a Holiday House located at 3 Passmore Close, Jurien Bay.</p> <ol style="list-style-type: none"> 1. I am in support of a policy to help regulate/guide the provision and operation of holiday homes in Jurien and surrounds. 2. Section 3.0 Definitions: Greater clarity needs to be given to better define the term "a single house (Excluding Ancillary Accommodation)" - What is deemed to be "Ancillary Accommodation"? Would a single house with ancillary accommodation therefore fall under the definition of "Grouped Dwelling"? Anything to make it really clear. 3. Section 4.1 - The policy applies to all land zoned "residential" under the Shire's local planning scheme No.7 within Jurien and Cervantes. I think your point 2. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted. 3. Yes that is correct, the maps from the Local Tourism Planning Strategy were not included in the draft policy as they were contravening to this matter. 4. Noted. No as there must be a legislative requirement for any additional fees to be appended to property rates. 5. Noted, as per above comment. 6. Done in theory but the clause will be reworded. 7. Rewording requirement noted. 8. Noted. 9. Noted. 10. Noted. Info/application package to be created. 11. Example to be included in above package. 12. Noted. Further investigation required.

No	Submitter	Comment/Concern	Shire Officer Response
		<p>below covers it but to be sure - Does this mean that all houses within the residential zone could operate as a holiday house subject to approval? (It has been suggested before that certain areas may be prohibited from having holiday homes)</p> <p>4. Section 4.5 - Approvals limited to 12 months. Annual fees of \$147 (Which sounds entirely reasonable) however, the policy however suggests it is the applicants responsibility to trigger the renewal process. Not sure about that last bit? Could you not append it to the rates notice? which follows with;</p> <p>5. Section 4.9 - I note your intention to remove this clause but if Holiday Homes will be rated in accordance with Shire's rating policies and practices they are identifiable via the rates system - append the renewal and add the \$147 fee to the rates payable???</p> <p>6. 4.10 - Annual inspections of approved holiday homes to ensure compliance with the terms/standards of approval?</p> <p>7. 5.6 - Delete "no verge area should be used for car parking" I think the point is that there must be minimum onsite parking (within property boundaries excluding adjacent verges)</p> <p>8. 5.6a - Agree with this in principal. Attached vehicles however, will at times need to protrude the property boundary. Generally only a problem if obstructing footpaths. Perhaps a practical approach would be to enforce a by law that forbids obstruction of rights of way such footpaths???. (Common I think in Metro region)</p> <p>9. 5.6b - Definitely remove it however, annual inspection should consider suitability of property including driveways and access points. They should be safe and evidence of maintenance and upkeep.</p> <p>10. 5.7 - For those that use a property management agent, this should be easy. In fact, the property agents should be regulated to a higher standard. Would be good if the Shire was able to provide a resources section or info pack to help landlords comply. Could even be sponsored</p>	<p>13. Noted. The clause will be reworded as it should state complaints received will be considered accordingly in giving a renewal or not.</p> <p>14. Noted.</p> <p>15. Noted.</p>

No	Submitter	Comment/Concern	Shire Officer Response
		<p>by a local agent etc? Not sure about 5.7 f) Privacy implications????</p> <p>11. 5.8 - What does an acceptable fire and emergency management plan look like? For example, we have always had to have compliant smoke alarms but never been asked to provide fire fighting equipment. Again provide guidance to help landlords comply but take a realistic approach relative to the risk.</p> <p>12. 5.9 - My own property is on a septic tank. It is a holiday house (Large). What issues may require an upgrade and what does that look like/ I.e. larger/additional tank/s? (There is very little reticulated sewerage in Jurien)</p> <p>13. 5.12 - Suggests a written complaint will result in non-approval of a renewal. I think this needs to be expanded and elaborated on. A good complaints resolution process would likely encourage complainants to articulate their complaint in writing. It may then be resolved to the point of total satisfaction ! Also, complaints from who and against who? tenants, property agents, residents, neighbours, tradespeople, suppliers, competitor-owners???? Perhaps a better stance is to advise that complaints may result in non-approval? Also therefore, should the shire maintain a complaints register?</p> <p>14. 8.3 - Agree wholeheartedly. Holiday homes should have adequate and appropriate insurance. Many hold traditional landlords insurance which is simply in appropriate and inadequate for short stay. They are virtually uninsured in that scenario. Holiday homes require a specialist policy available from specialist providers such as Terri Scheer Insurance. Either, a certificate of in force insurance should be provided in support of each annual renewal or, it is possible to arrange individual tenancy insurance at the cost of each tenant. This method may be better dealt with under 5.7</p> <p>15. Schedule 1 - Certificate of Registration - copy should be displayed in all approved accommodation and unless being dealt with under clause 5.7 (tenant to arrange own)</p>	

No	Submitter	Comment/Concern	Shire Officer Response
		along with a certificate of insurance.	
6	Terry Bell 14 Hamersley Street, Jurien Bay 18 March 2018	<ol style="list-style-type: none"> 1. The requirement to have a sealed and drained driveway and crossover is unrealistic in most of Jurien Bay. Apart from the newer areas of Beachridge and the Marina area, most properties at best have gravel. Frankly, this is in keeping with the country amenity. 2. The policy speaks of the requirement for car parking bays, but does not define what they are. Does a driveway comply. 3. The policy requires a management plan to be submitted. This seems onerous. Also asks for a 24 hour contactable local manager/caretaker. I use Professionals for management, but asking them for 24 hours support is not reasonable. 4. Although I have no problem accommodating a boat or caravan on my property, in fact behind gates, many properties are not suitable for this. It would seem that having a mix of properties that can and can't accommodate this would be beneficial, not detrimental, so long as the tenant was aware of what was available when booking. 5. No parking on the verge seems unreasonable. 6. If rates are to be assessed as business, what is the increase? This alone might drive owners away from providing their home for rent, but at the very least the cost will be passed on to the tenant, which clearly they won't like. 7. What is the cost of the annual fee? Something modest is no problem. 8. In summary, I would urge some caution with being too prescriptive with this policy. I have owned my property for around 12 years and right now it seems the town's real estate market is in a bit of trouble....seems half of the town is for sale and new development has all but dried up. The last thing we all want is too much 	<ol style="list-style-type: none"> 1. Noted, the relevant subclause should be removed or modified to state the structure of vehicle access will be accessed on a case by case basis as is common in many planning applications. 2. The main aim of clause 5.6 is to ensure there is sufficient and adequate on-site parking, this can be reasonably achieved by driveways and the like as long as there is no spilling out of parking onto verges. 3. To further help the process a template management plan, code of conduct and fire and emergency plan have been drafted and referenced in the modified policy. 24 hours contactable is reasonable in the case of an emergency. 4. Noted. 5. Disagree, land uses must minimise their on and off site impacts. 6. The land use of a Residential zoned property as a holiday home would have no effect on property rates as they are calculated on the infrastructure on a given property, not the use of it. Given this clause 4.9 of the draft policy will be reworded as it is misleading on this matter. 7. It is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal fee 50% of this amount in addition to the annual health inspection fee of \$100. 8. Noted.

No	Submitter	Comment/Concern	Shire Officer Response
		<p>bureaucracy that forces owners out of the holiday rental market and increases the number of homes for sale. This would have a detrimental rather than positive impact, even though the intention is good. I recall something like this happening in Exmouth around 15 years ago, and it caused many properties to be removed from the rental market which overall was worse for holiday makers.</p>	
7	<p>Shane Pringle 6 Shelley Cove, Jurien Bay 16 March 2018</p>	<ol style="list-style-type: none"> 1. 2.2 – they mention that “they can be permitted & controlled in the central areas”. I feel they should be allowed throughout the whole town as not everyone wants to own a property in the centre of town for their business investment. They had a previous map with their 2012 Holiday Homes Policy that excluded holiday houses in Beachridge & other areas outside the central area, which I do not agree with. They even had areas where they suggested that Large Holiday Homes were not allowed, which was in the most popular areas for Large Holiday Homes! 2. “Holiday Home” – short stay accommodation – I cannot see a definition of the term Short Stay Accommodation? In my experience, this refers to any period of time, by the same person, up to 2 weeks. Anything over 2 weeks, we consider as medium – long term accommodation, not short stay, this needs to be defined. 3. 4.5 – I would like to see it clarified that the Shire will send out renewal notices prior to the end of the license like they do with dog/cat licenses or Shire Rates. 4. 4.6 – I think that Duplex’s should be removed from this as it only impacts on one adjoining unit & that unit owner would have the right to comment on the application anyway. In a larger complex such as the Mosman Street units in Beachridge, the Holiday Accommodation use would impact on a large number of owners with the shared common areas & access ways, which I can understand may not be desirable. In other unit complexes such as the Waves & the Seafront Estate, a 	<ol style="list-style-type: none"> 1. The Local Tourism Planning Strategy outlined through a series of maps preferred and discretionary areas of holiday homes in Cervantes and Jurien Bay, with preferred locations located centrally in the town sites. As holiday homes are a discretionary land use in Residential zoned land under the local planning scheme, Shire staff didn’t include these maps in the draft policy as they believe holiday homes in the Residential zone should be allowed anywhere no matter their location around the town sites. The draft policy doesn’t suggest holiday homes large will not be approved it states applications for such and submissions received from neighbouring landowners will be considered accordingly to ensure the impacts of the larger operation will be minimised. 2. The definition of short stay accommodation from the local planning scheme will be included in the modified policy, which is as follows: <i>“a building or group of buildings forming a complex, designed for the accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of three months in any 12-month period”.</i> 3. Noted. 4. As above in point one, holiday home applications for multiple and grouped dwellings will need to ensure the impacts are minimised to be supported by Council. The Waves and Seafront Estate are excluded from the draft policy as they are zoned Tourist under the Shire’s Local Planning Scheme No.7,

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		<p>quarter of the units are Residential & the other three quarters are Tourist, so it is not clear whether the Residential zoned units would need to be approved or not, as they are in complex's that have been built for Holiday Accommodation.</p> <p>5. 4.9 – can the Shire clarify as to how much the rates would increase? The rates for commercially zoned properties in town can be double or treble those of residential.</p> <p>6. (f) I don't believe the Shire should be able to request a register of tenants under the Privacy regulations?</p> <p>7. 5.12 What is the right of appeal if the approval is not granted? Can the written complainant be questioned?</p>	<p>where the use of a holiday home is permitted. The policy is only aimed at holiday homes in Residential zoned areas where such a use is discretionary and requires planning approval to operate. The policy in due course will help streamline this process for all parties.</p> <p>5. The land use of a Residential zoned property as a holiday home would have no effect on property rates as they are calculated on the infrastructure on a given property, not the use of it. Given this clause 4.9 of the draft policy will be reworded as it is misleading on this matter.</p> <p>6. Possible if planning approval states via conditions a register of tenants is required to be kept and made available to the Shire on request. The keeping of a register is also <i>required under Division 2 – Lodging-houses of the Health (Miscellaneous Provisions) Act 1911</i> of which annual health inspections will be undertaken in accordance with.</p> <p>7. Planning applications offer a Right of Review under the <i>Planning and Development Act 2005</i>. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of a decision to the State Administrative Tribunal. Clause 5.12 will also be reworded as it is misleading on this matter for annual renewals.</p>
8	Mark Wallace & Tania Maxwell 18 March 2018	""	""
9	Sandi & Gerry Brussel 35 Dryandra Blvd, Jurien Bay 16 April 2018	""	""

No	Submitter	Comment/Concern	Shire Officer Response
10	John Astill President Cervantes Chamber of Commerce	<p>We wish to record our opposition to adoption of the Proposed Planning Policy 8.13 - Holiday Homes on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed policy does nothing to encourage the provision of alternate accommodation options to prospective holiday makers in the town of Cervantes. 2. The proposed policy imposes substantial extra costs on home owners offering their premises for this purpose in an unfair and arbitrary manner. 3. We believe that the proposed policy is essentially unenforceable, and will impact only on those who market their property in a responsible manner. 4. The policy relies on subjective judgements such as 'good quality' and 'well managed' to justify its adoption without either evidencing existing practices which suggest 'badly managed' or 'low quality', or providing guidelines as to what is meant by these definitions. 5. There is no justification as to why such a policy is required other than that it has been a "long term goal of the Shire'. 6. The proposal contains draconian implications without the right of reply or review, such as the right of the CEO to refuse annual renewal if a single written complaint is received, and the power of the environmental health officer to require replacement or upgrading of the septic system 'if required'. 7. Council already has many of the powers inferred in this policy without a new policy and thereby new compliance costs, being imposed on the owners of these properties, who, as council should be aware, are also ratepayers. 	<ol style="list-style-type: none"> 1. Contravening to two of the objectives of the draft policy which are to: support the role of holiday homes as part of the tourism industry; and encourage the provision of good quality, well managed holiday homes. 2. It is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal fee 50% of this amount in addition to the annual health inspection fee of \$100. This cost compared to income received for operating a holiday home seems reasonable. The policy has been drafted pursuant of clause 3(1) of the Deemed Provisions of Local Planning Scheme No.7: <i>“the local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme Area”</i>. 3. Shire staff have identified over 100 landowners of Residential zoned properties in Cervantes and Jurien Bay currently operating their premises as commercial holiday homes. It is noted care must be taken to ensure enforcement of the policy in due course. Community Services Staff will be working in conjunction with Development Services Staff on this matter. 4. As per the Shire’s Local Planning Scheme No.7 the use of a Residential zoned property as a holiday home is a discretionary use, which therefore requires planning approval. However, Council has to now allowed holiday homes to operate without approval, but with the large uptake of Residential zoned listings on Airbnb and the like, they have identified it is now time to formalise the matter. This policy is being drafted to streamline the process and detail the requirements of all parties in the approval of holiday homes in Residential zoned areas of Cervantes and Jurien Bay. Through this process the quality of the premises and their holiday management will be required to meet a standard for approval that Shire Planning Staff determine with due regard to this policy to ensure orderly and proper planning. 5. As above comments. 6. Clause 5.12 will be reworded to outlined complaints received in a given annual period will be taken into account when

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			<p>renewing approvals as the current word is misleading. The <i>Draft Government Sewerage Policy 2016</i> provides greater weight of opportunity for sewerage control conditions of health to be implemented as part of the planning process.</p> <p>7. Council is enforcing the statutory planning requirements of Local Planning Scheme No.7 and the strategic direction provided by the Local Tourism Planning Strategy.</p>
11	The Pinnacles Visitor Centre 25 March 2018	<ol style="list-style-type: none"> 1. The proposed policy offers no insight as to why such a policy is needed other than a desire for council to 'control' the use of private dwellings for a specific purpose, and/or to somehow control the growth of the Peer to Peer organizations becoming active in the short-stay market. It does not explain why, or how, existing policy authorities are inadequate to manage the possible issues arising through the provision of holiday home accommodation. 2. The policy offers no insight into how the requirements of this policy would be policed without significant additional resources being allocated. Council's track record of policing its existing local laws gives no comfort to the expectation that the policy would be imposed and policed across the board, as it is likely that private renters will resist registering for the policy. 3. The proposed policy justification does not indicate how it will benefit either home owners engaged in the industry, the tourism industry more generally, or the residents of the communities to whom the policy is applied. 4. The policy justification offers no evidence that the provision of, and use of holiday homes for short-stay accommodation has affected, or has the potential to affect the amenity of residential areas or nearby residents. 5. The proposed policy gives no indication or direction as to how it will, or what processes will be enacted to encourage the provision of holiday homes. 6. The proposed policy offers no insight as to how it will improve the quality of, and the management of, holiday homes, and what are the perceived shortcomings in this area 	<ol style="list-style-type: none"> 1. Council is enforcing the statutory planning requirements of Local Planning Scheme No.7 and the strategic direction provided by the Local Tourism Planning Strategy. As per the Shire's Local Planning Scheme No.7 the use of a Residential zoned property as a holiday home is a discretionary use, which therefore requires planning approval. However, Council has to now allowed holiday homes to operate without approval, but with the large uptake of Residential zoned listings on Airbnb and the like, they have identified it is now time to formalise the matter. This policy is being drafted to streamline the process and detail the requirements of all parties in the approval of holiday homes in Residential zoned areas of Cervantes and Jurien Bay. 2. Shire staff have identified over 100 landowners of Residential zoned properties in Cervantes and Jurien Bay currently operating their premises as holiday homes. It is noted care must be taken to ensure enforcement of the policy in due course. Community Services Staff will be working in conjunction with Development Services Staff on this matter. 3. The policy application will benefit holiday home owners by making their premises a legal operation and ensuring any insurance compliant issues. The standard of holiday homes will need to meet a benchmark for approval and thus will ensure tourist experiences meet a set threshold in approved holiday homes. 4. Given the discretionary use of a holiday home under Local Planning Scheme No.7 there is statutory planning ground to say there is amenity concerns with such a use in Residential zoned land.

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		<p>in the existing market.</p> <p>7. The policy imposes substantial direct and indirect costs on owners and ancillary support organisations without any identified benefit accruing to them. It could be seen as a way for council to increase revenue without providing any additional service level.</p> <p>8. The imposition of this policy on the industry at this time risks raising barriers to entry to prospective new investors, thereby negating objective 2.3 in the proposed policy document.</p>	<p>5. As above comments 1 and 3.</p> <p>6. As above comments 1 and 3.</p> <p>7. It is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal fee 50% of this amount in addition to the annual health inspection fee of \$100. This cost compared to income received for operating a holiday home seems reasonable.</p> <p>8. As per the above comments the Shire is attempting to make this process as legally easy as possible. For an additional example, to further help the process a template management plan, code of conduct and fire and emergency plan have been drafted and referenced in the modified policy.</p>
12	Jane Webb-Ware "Cervantes By The Sea" 71 Drummond Circus Cervantes	"	"
13	John Martin "Cervantes Sunset Unit" 27 Talavera St. Cervantes	"	"
14	Amanda & Kaylene Gulich "Bernies" 17 Brown St. Cervantes	"	"
15	Laureen & John Hamersveld "Ocean View Retreat" Jurien Bay	"	"

No	Submitter	Comment/Concern	Shire Officer Response
16	Shona Anan "Cervantes Pad" 12 Malaga Crt. Cervantes	"	"
17	Robyn & Neil Jury "Cervantes Bach" Pampalona St Cervantes	"	"
18	Wendy Drennan "Cervantes HideAway" 42 Drummond Circus Cervantes	"	"
19	Rob Dellaway BP Service Station Jurien Bay 22 March 2018	<p>I feel that should this policy be put into place it would drive many of the owners to remove their properties from the holiday rental market resulting in far less properties available, which would have a detrimental impact on the town as we then have fewer visitors to the town.</p> <p>As a long time business owner, I would urge caution being taken. The economical impact that this could have, not only on the real estate market, but local business and contractors are huge and all businesses are doing it tough now without making it harder.</p> <p>Tourism in Jurien Bay plays a big part of local business and to make it harder to get visitors here by the possibility of having less holiday homes is not a smart move on the Shire's behalf.</p>	<p>Relevant comments to other submissions above are noted here: As per the Shire's Local Planning Scheme No.7 the use of a Residential zoned property as a holiday home is a discretionary use, which therefore requires planning approval. However, Council has to now allowed holiday homes to operate without approval, but with the large uptake of Residential zoned listings on Airbnb and the like, they have identified it is now time to formalise the matter. This policy is being drafted to streamline the process and detail the requirements of all parties in the approval of holiday homes in Residential zoned areas of Cervantes and Jurien Bay.</p> <p>Shire staff have identified over 100 landowners of Residential zoned properties in Cervantes and Jurien Bay currently operating their premises as holiday homes. It is noted care must be taken to ensure enforcement of the policy in due course. Community Services Staff will be working in conjunction with Development Services Staff on this matter.</p>

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20	Mike Sheppard 17 Cameron Street Jurien Bay 6 April 2018	<ol style="list-style-type: none"> 1. Is there a current problem with Holiday Homes that requires a policy, is there an actual problem, with large numbers of complaints? Are there small numbers of complaints from a very limited number of complainants or is this only a perceived problem that does not require a Policy at all. 2. Clause 4.2 Does personal use include family or friends of the owner, if not who will monitor this. 3. Clause 4.4 Does this mean that any objection from an adjacent landholder would render a Holiday Home application invalid. if not, what is the point of the Policy 4. Clause 4.5 I would suggest that Planning Approvals, including inspection fee, should be a "one off" with renewal required when a) major building works for the property are applied for and a further inspection required ;b) the property changes ownership; or c) the property is the subject of numerous complaints. 5. Clause 4.9 Any Rate increase based on Commercial values would be a disaster. 6. Clause 4.10 While this clause is fine in itself, the time for staff to inspect every holiday home fully, in Jurien Bay and Cervantes, in my opinion would require another full time employee, with all the overhead costs , which would be unacceptable. 7. Clauses 5.4 & 5.5 would be impossible to police. 8. Clause 5.6 b Does compacted gravel constitute a sealed surface or does the Policy require asphalt, concrete, brick paving or similar. If gravel is not considered suitable, the alternative would run into thousands of dollars. Most street verges in the older areas of Jurien Bay and Cervantes have 6 metre verges and just to pave those in anything other than gravel would cost a minimum of \$1500.00 with paving to parking areas and on site driveways extra to this. Does "no verge " parking extend to normal residential properties? 9. Clause 5.7 I would have thought that 5.7 a & b would be covered in the initial registration and I can't see the point of d, e, f and g. Clause 5.7 e is an interesting one. Will the details of the contact person be made available to adjacent 	<ol style="list-style-type: none"> 1. Complaints are not the reason for drafting the policy. As per the Shire's Local Planning Scheme No.7 the use of a Residential zoned property as a holiday home is a discretionary use, which therefore requires planning approval. However, Council has now allowed holiday homes to operate without approval, but with the large uptake of Residential zoned listings on Airbnb and the like, they have identified it is now time to formalise the matter. Additionally the Local Tourism Planning Strategy recommended such a policy be drafted. This policy will streamline the process and detail the requirements of all parties in the approval of holiday homes in Residential zoned areas of Cervantes and Jurien Bay. Through this process the quality of the premises and their holiday management will be required to meet a standard for approval that Shire Planning Staff determine with due regard to this policy in ensuring orderly and proper planning. 2. The policy will only apply to landowners of Residential zoned holiday homes listing their properties for short stay accommodation commercial gains and not those using their property for personal use by friends or family. Shire staff have identified over 100 landowners of Residential zoned properties in Cervantes and Jurien Bay currently operating their premises as commercial holiday homes. These landowners will receive an application package via mail once the policy is adopted detailing the new requirements. 3. Incorrect, this is a standard matter to be considered and weighted accordingly in a planning application as per clause 67 of the Deemed Provisions of Local Planning Scheme No.7. 4. Noted. 5. The land use of a Residential zoned property as a holiday home would have no effect on property rates as they are calculated on the infrastructure on a given property, not the use of it. Given this clause 4.9 of the draft policy will be reworded as it is misleading on this matter. 6. Annual health inspections are required to be undertaken in accordance with Part 8 – Lodging Houses of the Shire of Dandaragan Health Local Laws 2005 and Division 2 –

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		<p>landholders or will they be for Shire use only? It is my opinion that as it is the Shire that proposes to implement this Policy, it will be the Shire that first receives the complaint, which could be made at any time, day or night. Any complaints about disturbance of the peace should be made to the Police as I for one, would not be willing to intervene in such circumstances.</p> <p>10. Clause 5.12 As mentioned earlier, I believe this should be a "one off" charge as detailed in 4 above.</p> <p>11. Clause 6.0 How will the Shire police 6.2 a)</p> <p>12. Clause 6.5 Under no circumstances would I allow my name to be made available to the public via the Visitors Centre and I am sure that there are many others, in a similar situation who would take this view. Real Estate agents currently managing holiday homes in both towns do provide a 24/7 management service and would charge accordingly however, adding this cost to privately run establishments could be the final straw.</p> <p>13. I do agree that a Register of Holiday Homes would be an advantage to both the Shire and the home owner, with the Shire having the information that it requires and the home owner able to include this registration as part of their advertising however, I also believe that the Council needs to be very careful that over regulation and unnecessary cost burdens do not result in a rapid and substantial shift from Holiday Homes to Long Term Rentals or Holiday Homes being placed for sale on the open market causing a fall in house prices, not only for the house itself but also neighbouring properties.</p> <p>14. There should be some benefits such as free advertising on the Shire website or reduced booking fees when the Visitor Centre booking system is up and running. Owners should want to be on the register and get that tick of approval.</p>	<p>Lodging-houses of the <i>Health (Miscellaneous Provisions) Act 1911</i>. It is believed such inspections can be fitted efficiently into current workloads.</p> <p>7. The number of people a holiday home holds will be required to be detailed on the application and on the management plan to be displayed within the premises at all times. There are some complexities in policing this matter from then on. However in the result of a complaint this can be crosschecked and taken into account when an application for renewal is lodged.</p> <p>8. The subclauses will be reworded to state additional parking for boats, trailers, caravan etc. and sealed conditions of driveways will be assessed on a case by case basis with specific requirements and/or allowances stated as conditions of planning approval. Yes residential zoned holiday homes must ensure there is sufficient on-site car parking for standard domestic vehicles as stated in this clause.</p> <p>9. The policy will be modified to reference a template management plan, code of conduct and fire and emergency plan provided by the Shire whereby these details are required to be submitted as part of the planning application. These documents will be required to be shown within approved premises at all times. Specific details of these documents will be kept confidential by the Shire and only supplied to emergency services on request. Agreed complaints should only be made to Shire and emergencies to emergency services.</p> <p>10. Noted.</p> <p>11. Current known properties will be given 12 months to seek planning approval before, if need be, enforcement provisions of Part 13 of the <i>Planning and Development Act 2005</i> are undertaken.</p> <p>12. Noted.</p> <p>13. Noted.</p> <p>14. Noted.</p>
21	Julie Bonnett Leanne Jackson Susanne	<p>1. It has not been demonstrated what is wrong with current arrangements and why such a policy is required.</p> <p>2. It is not clear why holiday homes would be "permitted and controlled in the central areas" but not in other areas of</p>	<p>1. As per the Shire's Local Planning Scheme No.7 the use of a Residential zoned property as a holiday home is a discretionary use, which therefore requires planning approval. However, Council has to now allowed holiday homes to</p>

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	Lundy 49 Bower Street Jurien Bay 12 April 2018	<p>Jurien Bay/Cervantes. What happens to those properties that are outside of the central area but are available for holiday rentals? The policy does not define the demarcation line between the central area versus properties outside of this nominated area.</p> <ol style="list-style-type: none"> 3. What information on holiday rental tenants will be sought for the Register of Tenants? How does the Register align with the Privacy regulations? Will holiday renters be made aware of the Register and that their details may be shared with the Council? How have other Councils dealt with this issue? 4. When is it expected that this policy, if approved, will be applied? Is the intention for this policy to take effect from the beginning of the 2018/19 financial year or from 2019/20? 5. What is the planned transition period to allow for the holiday home registration process? 6. What is the format of the Holiday Home Management Plan? Is this to be submitted by the property manager in the case where a holiday property is managed by an agent, or is this to be submitted by individual owners? 7. How will this policy impact on the current Council rates? 	<p>operate without approval, but with the large uptake of Residential zoned listings on Airbnb and the like, they have identified it is now time to formalise the matter. Additionally, the Local Tourism Planning Strategy recommended such a policy be drafted. This policy will streamline the process and detail the requirements of all parties in the approval of holiday homes in Residential zoned areas of Cervantes and Jurien Bay. Through this process the quality of the premises and their holiday management will be required to meet a standard for approval that Shire planning staff determine with due regard to this policy in ensuring orderly and proper planning.</p> <ol style="list-style-type: none"> 2. The Local Tourism Planning Strategy outlined through a series of maps preferred and discretionary areas of holiday homes in Cervantes and Jurien Bay, with preferred locations located centrally in the town sites. As holiday homes are a discretionary land use in Residential zoned land under the local planning scheme, Shire Staff didn't include these maps in the draft policy as they believe holiday homes in the Residential zone should be allowed anywhere no matter their location around the town sites. 3. The register of tenants will need to have (but not limited to) basic contact details such as name, age and phone number. The keeping of a register is required under Division 2 – Lodging-houses of the <i>Health (Miscellaneous Provisions) Act 1911</i> of which annual health inspections will be undertaken in accordance with. 4. There is no set time limit at this stage. The next step will be to put a revised draft to Council to be adopted for advertisement again before the policy goes before Council for final adoption and implementation. 5. Current known properties will be given 12 months to seek planning approval before, if need be, enforcement provisions of Part 13 of the <i>Planning and Development Act 2005</i> are undertaken. 6. The holiday home management plan is to be submitted by the applicant of the planning application for the holiday home, this can be either of the stakeholders stated.

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			7. The land use of a Residential zoned property as a holiday home would have no effect on property rates as they are calculated on the infrastructure on a given property, not the use of it. Given this clause 4.9 of the draft policy will be reworded as it is misleading on this matter.
21	Ian Kelly Principal/Director Jurien Bayview Realty 15 April 2018	<ol style="list-style-type: none"> 1. Objective — 2.2 "...whereby holiday homes can be permitted and controlled in the central residential areas " (The Shire should not discriminate to different sections of the town as some investors prefer their holiday homes to be located near the Marina & others in the Beachridge Estate & not everyone wants to be in the central area of town, so I believe this paragraph needs to be changed) 2. Definitions — "Holiday Home" ".....short stay accommodation..." "Short Stay Accommodation" (this needs to be defined. In my 21 years' experience, I have defined Short Stay Accommodation as any length of time up to 2 weeks & this is what I would recommend as a definition). 3. Policy Statement — 4.5 (I disagree that the owner has to re-apply each year for a license, the owner should be sent a reminder notice & the license paid without any further application. If there has been a complaint during the period of license, then an incident explanation would be required so the extension could be considered. With a non-incident property, the license should be granted automatically.) 4. 4.6 The use of Grouped or Multiple dwellings (This is fairly unclear. I can understand unit complexes that have common driveways & shared facilities that are residential, that should not be approved for Holiday Accommodation, but if the property has its own driveway & yard, such as Duplexes, then I think they should be allowed. The neighbour still has the right to object in this situation anyway). 5. 4.9 Properties that are approved as Holiday Homes will be identified as properties generating a business return and will be rated in accordance with the Shires' rating policies and practices (I don't agree with rating residential zoned properties differently. Long term rental properties are considered as businesses as well & they are not rated 	<ol style="list-style-type: none"> 1. Agreed, this will be modified accordingly. 2. The definition of short stay accommodation from Local Planning Scheme No.7 will be included in the modified policy, which is as follows: <i>"a building or group of buildings forming a complex, designed for the accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of three months in any 12-month period"</i>. 3. Noted. 4. Holiday home applications for multiple and grouped dwellings will need to ensure the impacts are minimised to be supported by Council. This will be determined on a case by case basis. 5. The land use of a Residential zoned property as a holiday home would have no effect on property rates as they are calculated on the infrastructure on a given property, not the use of it. Given this clause 4.9 of the draft policy will be reworded as it is misleading on this matter. 6. Planning applications offer a Right of Review under the <i>Planning and Development Act 2005</i>. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of a decision to the State Administrative Tribunal. Clause 5.12 will also be reworded as it is misleading on this matter for annual renewals. 7. Possible if planning approval states via conditions a register of tenants is required to be kept and made available to the Shire on request. The keeping of a register is also required under Division 2 – Lodging-houses of the <i>Health (Miscellaneous Provisions) Act 1911</i> of which annual health inspections will be undertaken in accordance with.

No	Submitter	Comment/Concern	Shire Officer Response
		<p>differently)</p> <p>6. 5 Conditions of Approval 5.1 & 5.12 (there is no explanation of a property owners' rights of appeal if their property is not approved & as to what the appeal process is?)</p> <p>7. 5.7 (f) a Register of Tenants, made available to the Shire on request (I believe this would be a breach of privacy for the guest to have their details passed onto a third party. If there was a reportable offence, then the Police would be the authority that could obtain these details, not the Shire)</p> <p>8. Additional Comments: Would the Shire consider having a workshop with Holiday Home managers to discuss the details of the policy further prior to drafting up a revised Holiday Homes Policy should they proceed with Holiday Home Policy? I have advised all our Holiday Home property owners of the Proposed Policy & some are considering selling their properties & investing in other towns that do not have the Holiday Home registration. Others are considering not making their property available for visitors to stay & others have forward their considered responses to you. We have advised the local shop owners, businesses & service providers of the Proposed Policy which could affect their income & I'm sure that you will get some responses from some of them as well. In summary, the Holiday Accommodation industry in Jurien Bay has been well run & self-regulated to a high standard & has operated without multiple complaints from adjoining residential owners to my knowledge over 21 years. Occasional complaints are dealt with by contacting the responsible guest & the problems resolved. There is more chance of getting undesirable long term tenants living next door in a residential property, who are living there for 6 or 12 months or more, who may create an unpleasant environment night after night for many months, whereas I have found that Holiday makers may have one noisy night through the excitement of going on holidays & then quieten from then on.</p>	<p>8. Shire Staff will consider this request after modifications based on submissions are made. The revised draft will also go through an advertisement period inviting comments. Noted.</p>

No	Submitter	Comment/Concern	Shire Officer Response
22	Colin Murphy & Marlene O'Mara Bower Street Jurien Bay 16 April 2018	<p>We are recent home buyers in Jurien Bay who are short term leasing our little house.</p> <p>We are currently paying off our home in Jurien Bay and the small amount of return we receive by short term renting can hardly be classified as a lucrative business. In fact it doesn't even pay the internet on our loan. We gross about \$9000 per year and then pay rates, water, gas, insurance and end up with about \$6000.</p> <p>We will simply not rent our property.</p> <p>Your proposed changes will make it too difficult for us and as a result we will probably put our house on the market to sell - like lots of other like owners in Jurien Bay. We are sure you have seen all of the houses for sale in the town and as you know, this town relies on tourists to keep local businesses being successful.</p> <p>Some of your policy changes seem unreasonable to say the least.</p> <p>Are you acting in the best interests of the town? We are not convinced. (Maybe) ex home owners in Jurien. Please reconsider these amendments.</p>	<p>It is proposed the initial application fee will be the standard development application fee of \$147, with the annual renewal fee 50% of this amount in addition to the annual health inspection fee of \$100. This cost compared to income received for operating a holiday home seems reasonable.</p> <p>The policy has been drafted pursuant of clause 3(1) of the Deemed Provisions of Local Planning Scheme No.7: <i>"the local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme Area"</i>.</p> <p>Shire staff have identified over 100 landowners of Residential zoned properties in Cervantes and Jurien Bay currently operating their premises as holiday homes. It is noted care must be taken to ensure enforcement of the policy in due course. Community Services Staff will be working in conjunction with Development Services Staff on this matter.</p>
23	Kay Frearson 16 April 2018	<ol style="list-style-type: none"> 1. 2.1 Several years ago when it was difficult to rent somewhere to stay in Jurien we recognised the demand for places to rent for short term, was difficult to even rent space for a tent at peak times. Private Holiday rental has been part of the character of Jurien Bay for a very long time. 2. 2.2/2.3. I don't believe that it is correct for the need to permit and control private renting of holiday home it is not big business. If you have had lots of negative issues with individual private rental perhaps some rules to put forward to owners if required. 3. Private Holiday homes or homes available for long term or short term stays I see as an option to provide those that wish to have a quiet break and not be close to the boats leaving early in the morning, be away from all areas of high tourist amenity and attraction and in proximity to relevant services and attraction. Holiday is different things to different 	<ol style="list-style-type: none"> 1. This will be referenced further in the modified policy. 2. Council is enforcing the statutory planning requirements of Local Planning Scheme No.7 and the strategic direction provided by the Local Tourism Planning Strategy. As per the Shire's Local Planning Scheme No.7 the use of a Residential zoned property as a holiday home is a discretionary use, which therefore requires planning approval. However, Council has to now allowed holiday homes to operate without approval, but with the large uptake of Residential zoned listings on Airbnb and the like, they have identified it is now time to formalise the matter. This policy is being drafted to streamline the process and detail the requirements of all parties in the approval of holiday homes in Residential zoned areas of Cervantes and Jurien Bay. 3. Noted. 4. Noted.

No	Submitter	Comment/Concern	Shire Officer Response
		<p>people. Also why change the character of Jurien Bay. We have in the past had several holiday makers enjoy Jurien after tiring of Margaret River and the like being, too expensive, too crowded, too noisy. They enjoyed the option to walk or ride to the action safely and rent a house and not a high end unit. Basic easy to clean, allows parents a break as well plus at a price they can afford. I Believe this encourages tenants to leave clean and well maintained so they can return to a Holiday rental at a reasonable cost.</p> <p>4. 2.4 We have never had complaints from permanent residents in regards to holiday makers, but have in the past had issue with permanents being too vocal with filthy language and loud music.</p> <p>5. 2.5 When supporting the role of holiday homes as part of the tourism industry please check the costs that are already incurred to provide this service when rented through a reliable real estate agent. Some I have noted: Cleaning pre and after renting \$40per hour, laundry for linen, Agents property inspection, Agents commission 14% to 19 %.</p> <p>6. 4.3 Disagree.</p> <p>7. 4.4 Our Agent mentioned and emailed the draft to us to keep us up with Council proposal</p> <p>8. 4.5 Disagree to the need for planning approval, the limited time of 12 months and renewal fee.</p> <p>9. 4.6 I suggest would not be the best place for Football club weekend or leavers renting. Other should be OK.</p> <p>10. 4.8/4.9 Disagree. Holiday homes are not full time occupied and may be used by owner more than renting to Holiday makers. Home based business paying renewal fee? Perhaps this includes cray fishing, building and other larger income stream business with the office based in the Home.</p> <p>11. 4.10 Agents would cover this as they would be protecting their business interest. It would be Bad business to let a house if it is not up to standard. Would be time consuming and costly to Shire.</p> <p>12. 5.1 Different people require different accommodation. Some holidaying with children would choose a comfortable home</p>	<p>5. Noted.</p> <p>6. As per comment 2 above.</p> <p>7. Noted.</p> <p>8. As per comment 2 above. Noted.</p> <p>9. Noted.</p> <p>10. Clause 4.8 will be reworded and clause 4.9 deleted.</p> <p>11. Noted. Annual health inspections are required to be undertaken in accordance with Part 8 – Lodging Houses of the Shire of Dandaragan Health Local Laws 2005 and Division 2 – Lodging-houses of the <i>Health (Miscellaneous Provisions) Act 1911</i>. It is believed such inspections can be fitted efficiently into current workloads.</p> <p>12. Noted.</p> <p>13. Noted.</p> <p>14. Noted.</p> <p>15. Noted.</p> <p>16. Noted.</p> <p>17. Noted. Clause 5.6 will be reworded to reference this will be decided on a cases by case basis, as the clause’s main aim is to ensure there is adequate onsite car parking. It is noted this can be reasonable achieved by driveways and the alike as long as there is no spilling out of parking on to road verges.</p> <p>18. Disagree, this information is warranted to be submitted for planning determination purposes.</p> <p>19. Possible if planning approval states via conditions a register of tenants is required to be kept and made available to the Shire on request. The keeping of a register is also required under Division 2 – Lodging-houses of the <i>Health (Miscellaneous Provisions) Act 1911</i> of which annual health inspections will be undertaken in accordance with.</p> <p>20. This will be required in all approved holiday homes.</p> <p>21. This is a warranted health and environmental concern to investigate when determining planning applications.</p> <p>22. Noted.</p> <p>23. Noted.</p> <p>24. Noted.</p> <p>25. Disagree, this information is required by the Shire for planning</p>

No	Submitter	Comment/Concern	Shire Officer Response
		<p>easy to clean, open space closed in for children to play. Others require a little bit of luxury, may have a teenage family, they do not have to worry about small children and have no need for yard space. Also want to be close to the action.</p> <p>13. 5.2 Agree</p> <p>14. 5.3 Agree.</p> <p>15. 5.4 Agree. I suggest a baby as an extra should be acceptable, provided parents provide their own cot. E.g. Two adult couples with one mobile child and one baby each.</p> <p>16. 5.5 Agree.</p> <p>17. 5.6 Disagree. No verge area, Beachridge has bays on Road. (a) Again Beachridge has bays on Road. Surely the Marina has parking for Boats. (b) Disagree with wasting resources when not necessary. A compacted stable base does suffice very well.</p> <p>18. 5.7 Disagree. The Agent would have all this information covered. Creating more work for the Shire.</p> <p>19. I guess if "Rented through Agent _____". This would be the plan. (f) Disagree. Register of Tenants being made available to The Shire infringes on invasion of privacy for the Tenant. Owner or Agent would have this. (g) The Local council should have the details of waste management. Cleaning is covered by the agent.</p> <p>20. 5.8 I expect this to be required in case of larger complex. Emergency numbers should be provided in houses.</p> <p>21. 5.9 Shire would have approved septic system records from when house building approval was put to council. I believe another unnecessary cost. Only mess with septics if a problem occurs.</p> <p>22. 5.10 Disagree. All required information should be stated before entering into an application, or contract.</p> <p>23. 5.11 Disagree. .</p> <p>24. 5.12 If Shire insist on annual approval. Agents or owners should have right of reply to any complaints. If for example tenants have been reprimanded in regards to noise or</p>	<p>regulation.</p> <p>26. Noted.</p> <p>27. Noted, clause 6.5 will be reworded.</p> <p>28. Yes landowners will have this right, clause 7.1 will be reworded.</p> <p>29. Noted, this would come back to clause 4.2.</p>

No	Submitter	Comment/Concern	Shire Officer Response
		<p>disruption some may be vindictive. Leaver's week is another tricky one. Our Home is closed for a two week maintenance period during this time.</p> <p>25. 6.1 Not necessary if rented through a registered agent.</p> <p>26. 6.2 a,b,c. Disagree</p> <p>27. 6.5 Disagree with noting home address.</p> <p>28. 7.1 Provided Owner has a right of reply.</p> <p>29. 8.1 Provided proof of renting is produced and owners has right of reply, could be family members having a holiday together.</p>	



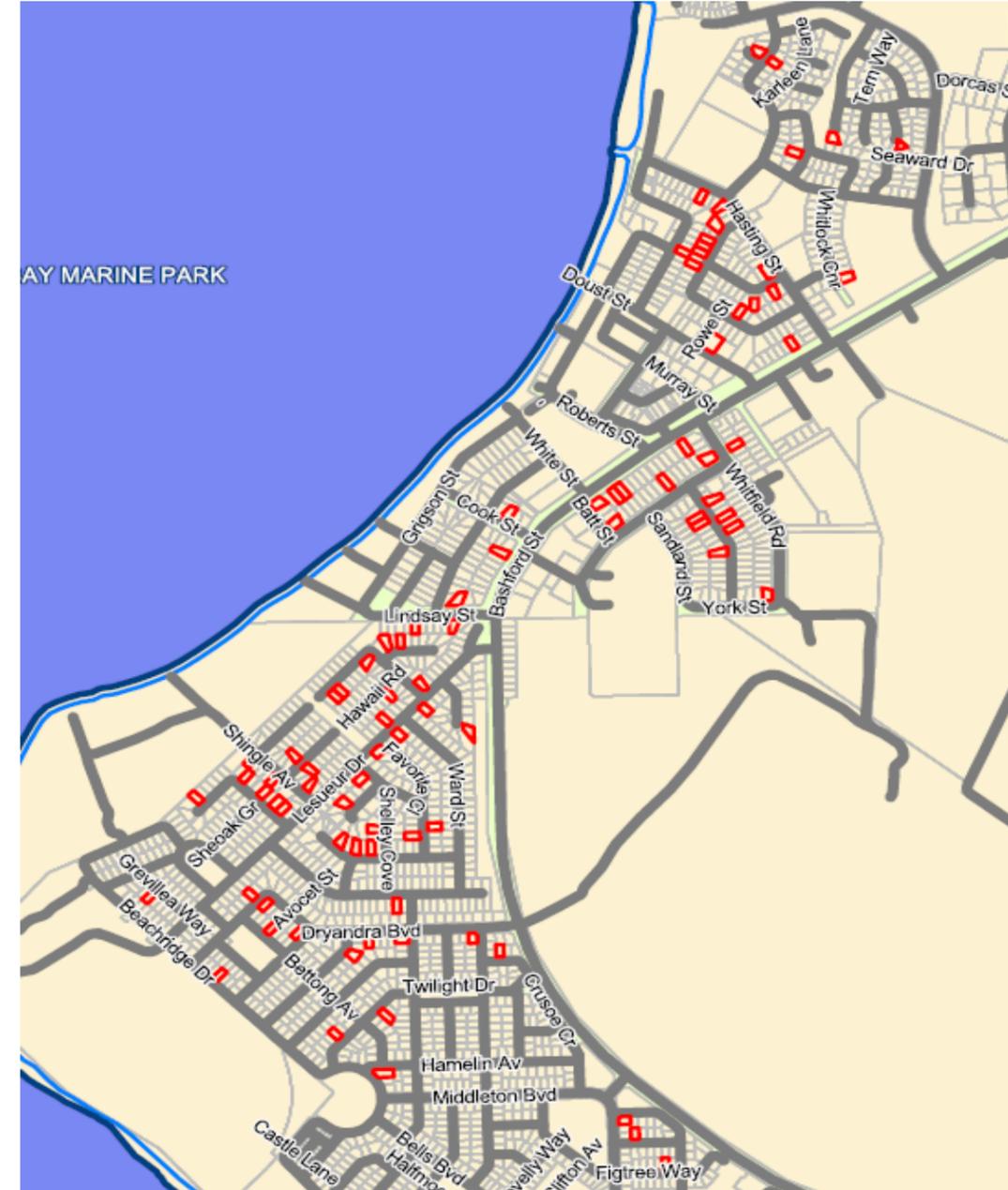
Draft Local Planning Policy 8.13 Holiday Homes

Residential Zoned Properties Known to Shire Staff to be Operating as Holiday Homes

Cervantes – 11 Properties



Jurien Bay – 89 Properties



8.13 HOLIDAY HOMES

1.0 INTRODUCTION

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

2.0 OBJECTIVE

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

3.0 DEFINITIONS

“Holiday Home” means a single house (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more than six (6) people but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit.

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

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

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

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

4.0 POLICY STATEMENT

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

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

5.0 CONDITIONS OF APPROVAL

- 5.1 All applications will be assessed and evaluated for suitability in accordance with this Policy, the Local Planning Scheme No.7, the Local Tourism Planning Strategy and any other legislation and policies reasonably related to the planning application.
- 5.2 The operation of the Holiday Home or Holiday Home (Large) does not result in adverse impacts on the amenity of neighbouring properties or the surrounding area.
- 5.3 The Shire should be notified of any changes to a Holiday Home or Holiday Home (Large) that may be deemed to affect the approval of the dwelling for such a use.
- 5.4 The total number of people to be accommodated in the proposal for a Holiday Home does not exceed 6 people.
- 5.5 The total number of people to be accommodated in the proposal for a Holiday Home (Large) exceeds 6 people, but does not exceed 12.
- 5.6 All car parking is to be contained on-site and no verge area should be used for car parking. A minimum of 2 car parking bays are required for a Holiday Home and a minimum of 3 car parking bays for a Holiday Home (Large).
 - a) It is common for holiday makers to have a boat, trailer, caravan etc., therefore additional space should be allocated for such within the property boundary.
 - b) All vehicle access (including crossovers) and car parking areas are to be sealed and drained.
- 5.7 A Holiday Home management plan is required to be submitted as part of the planning application and prior to the commencement of business. In the case of an established business, the management plan should be submitted to local government within 12 months from the adoption of this Local Planning Policy.

The management plan will include:

- a) the number of bedrooms proposed to be used at any time for short stay accommodation;
- b) the maximum number of occupants to be accommodated at any time in the Holiday Home;
- c) the name, address and contact details of a nominated 24 hour contactable local manager/caretaker within the vicinity of the property;
- d) a Code of Conduct that outlines occupant rules;
- e) a Complaints Management Procedure;
- f) a Register of Tenants, made available to the Shire on request; and
- g) details of cleaning and waste management.

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

6.0 HOLIDAY HOMES REGISTER

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

- 6.4 Schedule 1 of this Policy contains the Certificate of Registration to be issued to Holiday Home operators once all matters of planning approval and registration are finalised to the satisfaction of the Shire.
- 6.5 A list of all Holiday Homes and their manager's contact details is to be kept and made available to the public at the Turquoise Coast Visitor Centre for tourism purposes.

7.0 NON COMPLIANCE AND CANCELLATION

- 7.1 Any breach of approval conditions or the management plan will be dealt with in accordance with the enforcement provisions of the Local Planning Scheme No. 7 and/or cancellation of a registration. A new application may be considered after a 12 month period.
 - a) A breach of a planning approval may be brought to the attention of the Shire as a result of an inspection or report by Shire staff, police report or by a member of the public.

8.0 FURTHER INFORMATION

- 8.1 If a Single House, Grouped Dwelling or Multiple Dwelling is brought to the attention of the Shire to be operating as a commercial Holiday Home, a notice may be served requesting inspection, conducted by the Shire's Manager of Building Services, to ensure building requirements are up to standard and abide by fire safety requirements. This notice served will also require a subsequent planning approval to be obtained.
- 8.2 It is recommended that landowners/managers seek independent legal advice on legislative requirements regarding the use and management of holiday homes. This would include, but is not limited to, checking the requirements of the *Equal Opportunity Act 1984* and the *Fair Trading Act 1987*.
- 8.3 As many residential public liability insurance policies exclude the use of premises for short term rentals, it is recommended that landowners/managers check this matter with their insurance providers.

SCHEDULE 1: CERTIFICATE OF REGISTRATION

CERTIFICATE OF REGISTRATION

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

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

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

owned by
(name/s of owner/s)

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

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

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

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

Notes:

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

CONDITIONS OF REGISTRATION

This registration is subject to the following conditions—

- 1.
- 2.
- 3.

8.13 HOLIDAY HOMES

1.0 INTRODUCTION

This Policy provides direction and guidance on the use of Single Houses, Grouped Dwellings or Multiple Dwellings for “Holiday Homes” and “Holiday Homes (Large)” in **Residential zoned areas of Cervantes and Jurien Bay in the Shire of Dandaragan**. This Policy intends to help protect consumers, support the local tourism industry and avoid conflict between holiday users and permanent residents through the use of development approvals and registration.

2.0 BACKGROUND

Holiday Homes are private residential dwellings that are commercially leased out for short term accommodation for a period not exceeding three (3) months. Holiday Homes have long been an important part of local and Western Australian lifestyle and culture.

The informal development of this section of the tourist accommodation market has meant that Holiday Homes have so far operated with minimal regulation, resulting in an uncertain legal and insurance environment, issues of fire safety and increased potential for land use conflict. Community concerns about Holiday homes often relate to the behaviour of tenants, rather than being associated with the use per se. In addition there has been concern that some Holiday Homes are not maintained to a satisfactory standard, which in turn reflects negatively on the Shire’s tourism industry. The Shire’s Local Tourism Planning Strategy recommended a Local Planning Policy (this Policy) on Holiday Homes be adopted by Council for these above reasons.

3.0 STATUTORY BASIS

Pursuant to the Shire’s *Local Planning Scheme No.7*, the use of a Residential zoned property as a commercial Holiday Home is a discretionary (D) use. Whereby, the local government must exercise discretion in granting development approval. This Local Planning Policy outlines the planning requirements for Holiday Home operators and provides clear delegation to staff to approve planning applications based on compliance with the Policy standards.

The ability to prepare a Local Planning Policy is afforded to the Shire under the clause 3 of the Deemed Provisions of the Scheme. Clause 3 outlines the Shire can prepare policies in respect to any matter related to the planning and development of the Shire. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under the Scheme.

4.0 OBJECTIVES

- 4.1 To recognise the increasing market demand for holiday accommodation and to provide operators and other stakeholders with clarity on the issues that the local government wishes to address.

- 4.2 To establish clear guidelines whereby Holiday Homes can be permitted and controlled in **Residential zoned areas of Cervantes and Jurien Bay.**
- 4.3 To encourage the development of Holiday Homes in areas of high tourist amenity and attraction and in proximity to relevant services.
- 4.4 To ensure that these types of uses do not comprise the amenity of Residential zoned areas or nearby residents.
- 4.5 To support the role of Holiday Homes as part of the tourism industry.
- 4.6 To encourage the provision of good quality, well managed Holiday Homes.

5.0 DEFINITIONS

“Holiday Home” means a single house which might also be used from time to time for short stay accommodation for no more than six (6) people but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit.

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

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

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

“Short-Stay Accommodation” means a building or group of buildings forming a complex, designed for the Accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of three months in any 12-month period.

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

6.0 POLICY STATEMENT

- 6.1 This Policy is applicable to all land zoned **“Residential” under the Shire’s Local Planning Scheme No. 7 within Cervantes and Jurien Bay and all land within Special Development Area 1 (Residential).**
- 6.2 **This policy only applies to Holiday Homes that are made available for the commercial booking of short stay rental purposes. This includes entire homes listed on peer to peer online organisations. Holiday Homes utilised for personal use by friends and / or family of the landowner(s) are excluded from this Policy.**

- 6.3 Applicants wishing to utilise their Residential zoned property for a Holiday Home will need to apply for planning approval in accordance with the Zoning Table of the Shire's *Local Planning Scheme No. 7*.
- 6.4 Applications for planning approval for Holiday Homes will be advertised in accordance with the Shire's Local Planning Scheme No. 7. Comments received during the advertisement process will be considered in the assessment of the application.
- 6.5 All planning approvals for Holiday Home or Holiday Home (Large) shall expire on 31 July each year. Invoices for the annual renewal fees of planning approval will be mailed to applicants on 1 July each year. For successful renewal, invoices for fees are required to be paid before the 31 July expiry date. The first annual renewal fees will be waived for a Holiday Home or Holiday Home (Large) which receives initial planning approval within six (6) months of 31 July in the same calendar year.
- 6.6 The use of Residential zoned Grouped or Multiple Dwellings will generally not be supported for Holiday Home accommodation given the potential impacts on adjoining residents, unless all neighbouring landowners and Council are in agreement the impacts will be minimised.
- 6.7 Planning approval does not affect the existing and future use of the Holiday Home or Holiday Home (Large) as a Single House, Grouped Dwelling or Multiple Dwelling.
- 6.8 The annual renewal fee payable shall include a charge for:
- a) the renewal of planning approval at a maximum 50% of the initial application fee pursuant to the *Planning and Development Regulations 2009 Part 7 Division 2*; and
 - b) the health inspection at the Council adopted budget amount for the given financial year in which the renewal occurs.
- 6.9 **Applicants are advised planning approval for a Holiday Home or Holiday Home (Large) will have no effect on property rates.** Property rates are solely based on the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord were liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land.
- 6.10 Both a Holiday Home and Holiday Home (Large) shall meet the health requirements of Part 8 – Lodging Houses of the *Shire of Dandaragan Health Local Laws 2005* and Division 2 – Lodging-houses of the *Health (Miscellaneous Provisions) Act 1911* irrespective of number of people they may accommodate. The Shire's Environmental Health Officer will conduct annual inspections of approved Holiday Homes in accordance with this legislation.

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

7.0 CONDITIONS OF APPROVAL

- 7.1 All applications will be assessed and evaluated for suitability in accordance with this Policy and any other legislation and policies reasonably related to the planning application.
- 7.2 The operation of the Holiday Home or Holiday Home (Large) does not result in adverse impacts on the amenity of neighbouring properties or the surrounding area.
- 7.3 The Shire should be notified of any changes to a Holiday Home or Holiday Home (Large) that may be deemed to affect the approval of the dwelling(s) for such a use.
- 7.4 The total number of people to be accommodated in the proposal for a Holiday Home does not exceed 6 people.
- 7.5 The total number of people to be accommodated in the proposal for a Holiday Home (Large) exceeds 6 people, but does not exceed 12.
- 7.6 All car parking is to be contained on-site and no verge area should be used for car parking. A minimum of 2 car parking bays are required for a Holiday Home and a minimum of 3 car parking bays for a Holiday Home (Large). Further access infrastructure such as driveway conditions and additional parking space for a boat, trailer, caravan etc. shall be assessed on a case by case basis with individual specific requirements and / or allowances stated as conditions of planning approval.
- 7.7 A Holiday Home management plan, code of conduct and fire and emergency plan is required to be submitted as part of the application for planning approval. These forms listed in Schedule 1 of this policy are to be provided to applicants in conjunction with the application form for planning approval. Shall planning approval be granted by the Shire these formal documents shall be displayed within the approved premises at all times.
- 7.8 The applicant shall supply any other information requested by the Shire that is reasonably related to the application for planning approval for a Holiday Home or Holiday Home (Large). e.g. Details of the subject residence's septic system may be required to be submitted as part of the application for planning approval which would be referred to the Shire's Environmental Health Officer as an upgrade to the septic system may be required.
- 7.9 Approval for a Holiday Home or Holiday Home (Large) will run with the land (*Right in Rem*). Therefore if a subsequent purchaser buys the land, he or she is able to continue the use as stated in the approval and conditions imposed.
- 7.10 Annual renewal of approvals is granted under delegation to the Shire's Chief Executive Officer. The following will be considered and weighted accordingly when assessing an application for renewal:

- a) any complaints received during the annual period and responses by applicant to such complaints;
- b) if the health inspection requirements of clause 6.10 are met; and
- c) if there is any change in the circumstances under which the previous approval was granted.

7.11 Approval for a Holiday Home (Large) will require the applicant to obtain (if not already) an extra rubbish bin service from the Shire than what is compulsory for approved Single House dwellings.

8.0 HOLIDAY HOMES REGISTER

8.1 A register of approved Holiday Homes will be established and maintained by the Shire. The register will record basic details of the property including the contact details of the owner and/or manager/caretaker; property address; configuration (number of bedrooms, beds, bathrooms and car parking), renewal dates and fees and the attachment of the management plan, code of conduct and the fire and emergency plan for the premises.

8.2 A person must not use a Residential zoned dwelling(s), or allow a residential zoned dwelling(s) to be used, as a Holiday Home or Holiday Home (Large):

- a) unless planning approval has been granted under the Shire's Local Planning Scheme No. 7 to use the dwelling(s) as a Holiday Home or Holiday Home (Large);
- b) unless the dwelling(s) is registered as a Holiday Home or Holiday Home (Large) under the subsequent register; and
- c) other than in accordance with—
 - i. the conditions of the approval; and
 - ii. the provisions of this Local Planning Policy.

8.3 Registration does not affect the obligations of an owner or a manager, or any other person, to comply with a relevant law.

8.4 Schedule 2 of this Policy contains the Certificate of Registration to be issued to Holiday Home operators once all matters of planning approval and registration are finalised to the satisfaction of the Shire. The Certificate of Registration shall be displayed within the approved premises at all times.

8.5 The Shire may provide details of the Holiday Homes Register to third parties for emergency and tourism purposes.

9.0 NON COMPLIANCE AND CANCELLATION

9.1 Any breach of planning approval conditions or the management plan will be dealt with in accordance with the enforcement provisions of Part 13 of the *Planning Development Act 2005* and/or cancellation of a registration. A new application may be considered after 12 months have expired from the cancellation date.

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

10.0 FURTHER INFORMATION

- 10.1 If a Residential zoned Single House, Grouped Dwelling or Multiple Dwelling is brought to the attention of the Shire to be operating as a commercial Holiday Home, a notice may be served requesting inspection, conducted by the Shire's Manager of Building Services, to ensure building requirements are up to standard and abide by fire safety requirements. This noticed served will also require a subsequent planning approval to be obtained.
- 10.2 It is recommended that landowners/managers seek independent legal advice on legislative requirements regarding the use and management of holiday homes. This would include, but is not limited to, checking the requirements of the *Equal Opportunity Act 1984* and the *Fair Trading Act 1987*.
- 10.3 As many residential public liability insurance policies exclude the use of premises for short term rentals, it is recommended that landowners/managers check this matter with their insurance providers.

DRAFT

SCHEDULE 1: PROPERTY MANAGEMENT PLAN, CODE OF CONDUCT & FIRE AND EMERGENCY PLAN



SHIRE of DANDARAGAN

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS:

Number of Bedrooms:

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

PROPERTY MANAGER DETAILS:

Name: _____

Address: _____

Telephone Number: _____

Email: _____

The nominated Property Manager will:

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

DETAILS OF RESERVATIONS ARRANGEMENTS (please circle all applicable):

Property Manager

Internet (please specify)

Other (please specify)

DUTIES OF PROPERTY MANAGER

- Supply, readily visible in the kitchen or living area of the home, the Code of Conduct, the Property Management Plan and the Fire and Emergency Plan (including the Fire Evacuation Route);
- Liaise with tenants for the occupancy and vacation of the premises;
- Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions;
- Ensure the premises are registered with the Shire of Dandaragan as a Holiday Home provider;
- Ensure guests are aware of the Code of Conduct;
- Ensure guests are aware of the Fire and Emergency Plan;
- Maintain a register of all people who utilise the premises, available for inspection by the Shire of Dandaragan upon request, pursuant to section 157 of the *Health (Miscellaneous Provisions) Act 1911*;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation; and
- Ensure rubbish and recycling bins are put out and collected as required.

ADDITIONAL INFORMATION (IF APPLICABLE)



SHIRE of DANDARAGAN

HOLIDAY HOME – CODE OF CONDUCT

PROPERTY ADDRESS:

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

TENANTS: A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The tenants agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday.

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

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

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

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

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

Your collection day is:

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

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



SHIRE of DANDARAGAN

HOLIDAY HOME – FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS:

FIRE SAFETY INFORMATION:

The attached floor plan of premises clearly identifies the location of:

- Hardwired Smoke Alarms;
- Fire Blanket (in kitchen);
- Exit Lighting (if required);
- Fire Extinguisher (minimum 2kg Powder AB(E)); and
- A fire evacuation route leading to the nearest main road.

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

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: _____

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

EMERGENCY INFORMATION

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

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

SCHEDULE 2: CERTIFICATE OF REGISTRATION

CERTIFICATE OF REGISTRATION

Shire of Dandaragan
LOCAL PLANNING POLICY 8.13: HOLIDAY HOMES

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

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

owned by
(name/s of owner/s)

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

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

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

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

Notes:

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

CONDITIONS OF REGISTRATION

This registration is subject to the following conditions—

- 1.
- 2.
- 3.

MINUTE EXTRACT - ORDINARY COUNCIL MEETING HELD THURSDAY 25 AUGUST 2016

9.4.1 SCHEME AMENDMENT NO.27 LOT 1 JURIEEN EAST ROAD, JURIEEN BAY

Location:	Lot 1 Jurien Road, Jurien Bay
Applicant:	Landvision on behalf of D Kent
Folder Path:	Business Classification Scheme / Land Use and Planning / Zoning / Rezoning Applications
Disclosure of Interest:	None
Date:	8 August 2016
Author:	David Chidlow, Manager of Planning
Signature of Author:	
Senior Officer:	Ian Rennie, Deputy Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

Landvision acting on behalf of the landowner of Lot 1 Jurien Road is seeking to rezone the subject land to create:

24 rural residential lots of 4.0-5.5ha;

30 rural residential lots of 10.0-11.5ha;

Two broadacre Rural lots, 300ha each;

One 285 ha lot suitable for a regional airport and with a range of other uses including:

- areas for a regional terminus with associated facilities;
- a service station site;
- an area for aviation activities, e.g. hire cars, recreational flights, etc.; and
- an area for hangar lots where accommodation is developed above but as part of a hangar for light aircraft, and other recreational craft such as ultra-lights, etc.

BACKGROUND

At the Council meeting held on the 26 July 2012, Land Insights made an application requesting to rezone Lot 501 Jurien Road from Rural to Rural Residential and Parks and Recreation, with the amendment to facilitate the development of the Cockleshell Rural Residential Precinct.

The applicant proposed to subdivide the lot into 277 rural residential lots to provide a rural lifestyle living opportunity integrating with Lot 1 Jurien Road to foster linkages between the two sites (subject to an integrated design with the adjoining estate being possible). Council supported the proposal.

After a prolonged process and discussions, the application was refused by the Minister for Planning in 2015. The Minister did however advise that the Department of Planning would consider an alternate proposal with a lesser density.

The applicant is now proposing a subdivision and amended rezoning with significantly less and larger lots as provided in the attachment.

Council has discussed the proposal at several forums as listed below;

Forum April 2016 – Applicant sought comment on potential new airport site. Advised that Council will engage a consultant to review the concept.

Forum June 2016 – Airport consultant advised. *The site as proposed by Landvision appears to offer a viable alternative location for the airport. Detailed technical studies are required to confirm this feasibility. It is also recommended that a site comparison study be undertaken, in line with the previous site options assessment, following the technical studies to assess the preferred airport location. In the meantime, the Turquoise Coast Regional Airport site as identified in the Master Plan 2014 should continue to be protected for possible airport use until any alternative site is operational.*

COMMENT

The subject land lies on the northern side of Jurien Road straddling a swale between limestone hills in the west and low hills in the east. The site was cleared in 1970 with the current land use being cattle grazing with some broadscale cropping to support the cattle. Much of the western part of the subject land has only been cleared in the last ten years.

The site consists of pasture land with scattered patches of remnant vegetation, mainly in the west and through a central swale area. Lot 1 is one of the closest cleared lots to Jurien Bay townsite. It is surrounded by agricultural land but is the second lot past the National Park that encloses the eastern part of the Jurien Bay townsite.

A small indentation on the western boundary is a limestone quarry. The site drops from a limestone based ridge in the west at elevations of up to 90m AHD on the western third of the lot. Through the central third the land is flatter and rises gently from 50m on the southern boundary to 70m on the northern boundary. The eastern third rises as a low gentle rising sand ridge to elevations of 90m.

A flora assessment was undertaken by Regeneration Technology Pty Ltd. The assessment concluded that no rare or endangered flora was present onsite. In its submission on a previous proposal in 2011 the then Department of Environment and Conservation provided advice regarding the clearing of vegetation and protection of the habitat for the Carnaby's Black Cockatoo. Appropriate provisions will be included in Schedule 4 and Schedule 11.

The applicant states that in comparison to rural land uses, including horticulture, the proposed use will have minimal environmental impact. The findings suggest that there is little merit in retaining the existing broad acre rural use. The land is not considered suitable for continued agricultural use.

The scheme amendment proposes a number of mechanisms to protect the artificial soaks and associated groundwater system.

A significant issue for rural residential type development is provision of an adequate water supply. The applicant gives the following comments.

The WAPC's Rural Policy DC 3.4 states that rainfall supply for domestic purposes is not considered viable with a rainfall less than 550mm per year. The DoW stated that the annual average rainfall for Jurien Bay is 538.7mm which increases slightly on the higher land in close proximity to the coast such as the subject land. Therefore in most instances domestic water supply would be the individual landowners responsibility.

We believe that although the annual rainfall will often be slightly less than 550mm the common development of larger sheds hence roof catchment area support use of rainwater subject to:

- 240m² of roof catchment area of all buildings, and a storage tank capacity of 120,000 litres; and/or*
- if approved by the relevant authorities and treated to an acceptable standard for domestic and firefighting use, a 10,000 litres storage tank from an on-site dam or underground bore, and the tank must have a suitable "Fire Brigade Connection Point".*

Another significant issue is that there is surplus supply of rural living type land that adequately services the Jurien Bay area. The applicant gives the following comments.

The majority of the land is located within 10 kilometres of Jurien Bay. Future development, therefore, will be ideally placed to support existing communities in Jurien Bay which in turn will provide services and infrastructure for future residents.

The proposed lot sizes will provide a rational transition of development from the adjoining broad-acre rural holdings east of Cockleshell Road to the standard town lots moving west towards Jurien Bay. Furthermore, the development will form a logical extension of the 'Alta Mare' and 'Jurien Bay Heights' rural residential developments to the south west, being located directly across Jurien Road to the north.

The proposal will not interfere or constrain the future urban expansion of Jurien for standard sized residential allotments and associated urban development. Future areas of expansion are identified immediately north and south of Jurien being North Head (approximately 2500 lots) and the Ardross Estate (approximately 8000 lots). Being located to the east, the proposal will have no bearing or adverse impact upon the long term expansion of these areas and therefore Jurien Bay.

The development of the land for rural residential purposes is logical given that it is east of Jurien Bay and near the 'Alta Mare' and 'Jurien Bay Heights' estates.

Currently there are only four areas around Jurien Bay which are presently zoned to enable rural residential subdivision. Apart from the Rural Residential area east of Cockleshell Gully Road, all the other areas are substantially developed with no other areas zoned to meet future demand. We are not aware of other areas currently being considered for rezoning. Similarly, assuming a 10 kilometre radius from Jurien Bay, there are considered to be limited opportunities to rezone land for future rural residential development for the following reasons:

- a) Substantial areas are reserved, including Beekeepers Nature Reserve and Drovers Cave Nature Park; and*
- b) Land adjoining Indian Ocean Drive north and south of Jurien Bay is more suited to the long term urban expansion of Jurien.*

Given the history of rural residential lot release it is difficult to predict demand using simple methods of extrapolation. Nevertheless there is compelling evidence for demand in the area. Most notably the two existing estates to the east of Jurien Bay (Alta Mare and Jurien Bay Heights) were released to the market commencing early 2000. Of the 433 lots released by the end of 2007, 98.7% were sold to individual purchasers by mid 2008 (average of 61 lots per year).

There is a large amount of detailed information provided in the attached Scheme Report that has not been reproduced in the officers report. The officer has identified significant issues above, however it is expected that the consultation/advertising process may identify other significant issues to be addressed in a schedule of submissions when the amendment comes back to Council for consideration. Councillors are encouraged to discuss the amendment with the Manager Planning during the consultation period so that any modifications can be made prior to final consideration by Council.

Amendment Classification

In respect to Amendment No.27 it is recommended that it be classified by Council as a complex amendment pursuant to Regulation 34 for the following reasons;

- a) it is an amendment that is not consistent with a local planning strategy for the Scheme that has been endorsed by the Commission;
- b) it is an amendment relating to a development that is of a scale, or will have an impact, that is significant relative to development in the locality; and
- c) the amendment is not recognised as being a basic or standard amendment.

CONSULTATION

The recommendation of this report is to commence the advertising process for the proposed Scheme Amendment.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no current budget implications relevant to this item. There will potentially be increased income from rates if the subject property is subdivided.

The applicant will be invoiced for all costs associated with the application based on cost recovery.

STRATEGIC IMPLICATIONS

This subject land was identified in the Rural Local Planning Strategy 2012 as subject to Amendment No.11. This amendment was refused by the Minister for Planning. The draft Local Planning Strategy adopted for advertising by the Council at the 28 July 2016 Council meeting sets out the criteria for determining suitability for rural living development.

ATTACHMENTS

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

- Scheme Amendment No. 27 (Doc ID 70067)
- Appendices to report (Doc ID 70068).

Note – Both these documents have been previously circulated to Forum of 28 July 2016

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Sheppard, seconded Cr Scharf

That Council:

pursuant to Section 75 of the Planning and Development Act 2005, amend Shire of Dandaragan Local Planning Scheme No. 7 by:

- 1. Including existing Lot 1 Jurien Road, Jurien Bay within the 'Rural Residential' zone, and the 'Special Use – Regional Airport' zone.**

2. Introducing a schedule of site specific development and subdivision provisions, including a Subdivision Guide Plan, in Schedule 11.

1. Subdivision and Development

- a) Subdivision of the land within Lot 1 shall generally be in accordance with the Subdivision Guide Plan No. 27 dated 12 April 2016 attached to the Scheme Amendment Report (Amendment No.27).
- b) Council and the Fire and Emergency Services Authority may at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare, and implement a Fire Management Plan.
- c) Direct access to Cockleshell Gully Road will only be permitted when supported to the satisfaction of the local government and Main Roads WA.
- d) Council may request, at the subdivision stage, that the subdivider undertakes to prepare a drainage study to determine how to alleviate adjacent lots from hazards posed by floodwaters, but without degrading the conservation values of the wetlands and associated features. The basis of information regarding a drainage and flood risk study, should reflect the criteria provided in the Land Capability and Geotechnical Assessment (Appendix 2).
- e) Prior to subdivision, the subdivider shall prepare building guidelines to inform the desired character of future development. The guidelines shall be prepared to Council's satisfaction.
- f) The subdivider shall install suitable fencing to the perimeter of the Estate and to the boundaries of lots within. The style of fencing should be open in nature and befitting the rural character of the locality.
- g) At the time of subdivision, the local government may request the Western Australian Planning Commission impose a condition that requires the subdivider provide firefighting facilities (or a financial contribution in-lieu of) to service the subdivision.
- h) At the time of subdivision, the local government may request the Western Australian Planning Commission impose condition/s requiring the construction of any roads, battle-axe access legs, shared access legs, or crossovers required to provide adequate vehicular access to the proposed lots.

2. Public Open Space (Reserve for Recreation)

- a) Council shall at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare and implement a management plan for the Public Open Space (Reserve for 'Recreation') as delineated on the Subdivision Guide Plan which is to address the following:
 - 1) rehabilitation of the natural environment; and
 - 2) a maintenance regime.
 - b) Prior to Council recommending endorsement to the Western Australian Planning Commission ('the WAPC') of a deposited plan of subdivision, the subdivider shall:
 - 1) implement a Public Open Space (POS) Management Plan to Council's satisfaction; and
 - 2) enter into a legal agreement with Council to ensure the ongoing maintenance of the POS in accordance with the provisions of the Management Plan for a specified period. The legal agreement shall be prepared at the subdivider's cost to the satisfaction of the WAPC.
- 3. Development & Land Use Controls**
- a) All buildings shall be contained within a building envelope not exceeding 4,000 m². For the purpose of this clause "buildings" shall include dwellings, outbuildings and effluent disposal systems.
 - b) Building envelopes shall be nominated by the landowner at the planning approval stage and shall comply with the following
 - 1) Minimum front setback 20m,
 - 2) Minimum side setback: 10m,
 - 3) Minimum rear setback: 10m, and
 - 4) Minimum setback from water body: 50m.
 - c) Notwithstanding provisions b) above the application to approve a building envelope must be accompanied by relevant building plans, and information addressing visual amenity, privacy and screening, vegetation loss, access and proximity to natural features.
 - d) In the case of lots adjoining rural lots with an established rural activity the building envelope shall be a minimum of 100 metres as measured from the lot boundary containing the rural use.
 - e) Notwithstanding any other provision of the Scheme, outbuildings or shed structures shall:
 - 1) not be used for habitable purposes; and
 - 2) not be permitted unless approved in association with a related dwelling.

- f) No residential development shall be permitted within the Quarry Buffer as delineated on the Subdivision Guide Plan.
- g) Upon cessation of quarrying activity Council may approve development within the buffer area.
- h) Only one dwelling is permitted on any lot within the Rural Residential zone, although the local government may, at its discretion, also approve one ancillary accommodation unit as defined in the Residential Design Codes.
- i) No clearing or destruction of any remnant vegetation or revegetation shall be permitted except for:
 - 1) Clearing to comply with the requirements of the Bush Fires Act 1954 (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government, and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004;
 - 2) Clearing for vehicular access or fire breaks specifically identified on the Subdivision Guide Plan;
 - 3) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government;
 - 4) Trees that are diseased or dangerous as determined by the local government; and
 - 5) Any proposed clearing of River Gums on Lots 2 and 5 will require local government and Department of Environmental Protection approval aimed at protecting the habitat of the Carnaby's Black Cockatoo. Notwithstanding 3.) above no clearing of the River Gums (*Eucalyptus camaldulensis*) will be permitted on Lots 2 and 5 without the approval of the local government and the Department of Environmental Protection by obtaining a clearing permit obtained from the Department of Environmental Protection under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.
- j) Prior to Council recommending endorsement to the WAPC of a deposited plan of subdivision, the subdivider shall enter into a notification pursuant to section 165 Planning & Development Act 2005 advising registered proprietors and prospective purchasers of the subdivided lots that the lots are subject to the provisions of a Subdivision Guide Plan which contains factors affecting the use

and enjoyment of the lots ("the Notification"). The Notification shall be prepared at the subdivider's cost to the satisfaction of the WAPC and shall be registered against each of the certificates of title for the subdivided lots.

- k) Development must be consistent with the "Indian Ocean Drive Planning Guidelines" WAPC, March 2014, if it will be visible from Indian Ocean Drive.

4. Effluent Disposal

- a) Effluent disposal shall be via onsite disposal systems such as septic tanks and leach drains when the applicant can demonstrate a sufficient separation distance to groundwater and soil type is assessed as suitable.
- b) While the provision of rainwater tanks for storage of a domestic drinking water supply is mandatory when not connected to a reticulated supply if residents propose the use of unconfined groundwater for stock or domestic supply, the construction of any bore must be consistent with the national guidance booklet, *Minimum construction requirements for water bores in Australia*.

5. Water Supply

- a) Construction of a single dwelling on any lot shall be supported by a minimum:
 - 1) 240m² of roof catchment area from all buildings and a minimum rain water storage tank capacity of 120,000 litres as calculated under the Department of Water's Stormwater Management Manual for WA formula; or
 - 2) A 10,000 litre storage tank fed from an on-site dam or under-ground bore for domestic and firefighting use. All tanks shall include the installation of a 50mm outlet with gate valve and male coupling located at the base clearly marked "Fire Brigade Connection Point".
- b) The government does not require a licence to install a groundwater bore and to extract water when it is only to be used for:
 - the only water that can be taken from the well is from the water table aquifer;
 - water taken from the well/bore is to be used for one or more of the following:
 - i) firefighting;
 - ii) watering cattle or other stock but not under intensive conditions;

- iii) watering an area of lawn or garden that does not exceed 0.2 ha;
- iv) other ordinary domestic purposes. (Rights in Water and Irrigation Exemption [Section 26c] Order 2011 under the *Rights in Water and Irrigation Act 1914*).

6. Lots within Quarry Buffer.

Lots 33, 34, 35, 52, 54, 55, 56 shall not be released until the current extraction licence has ceased to operate or the buffer has been redefined and no longer affects the above lots.

3. Including portions of existing Lot 1, as outlined in the proposed Subdivision Guide Plan, within Schedule 4 – Special Uses No. 4 – Regional Airport (shown as Lot 4) with the following additional uses being permitted (P) or discretionary uses (D) or (A) with associated conditions:

- a) Aviation Activities – P
- b) Bed & Breakfast – D
- c) Caravan Park – D
- d) Caretaker’s Dwelling – D
- e) Chalets/Cabins – D
- f) Community Purpose – P
- g) Convenience store – D
- h) Cottage Industry – D
- i) Dwelling – P
- j) Hangar Lots – P
- k) Home Occupation – D
- l) Parking – P
- m) Restaurant / Café – D
- n) Rural Pursuit – D
- o) Service Station – D
- p) Terminal – P
- q) Vehicle Rental – P

4. Add to Schedule 1, two land use definitions the following and being added to the existing list of land use definitions in their alphabetical order where appropriate:

Airport – includes offices and ancillary buildings related to the airport, including runways, taxiways, apron and aircraft parking bays, hangars, vehicle parking, meeting and reception rooms.

Aviation Activities – includes uses associated with the airport and includes aircraft sales, displays, spare parts storage and sales, maintenance of aircraft, storage and sale of fuel, training buildings, vehicle hire and other associated airport facilities.

Hangar lots – comprise a hangar and dwelling/accommodation either separately or combined where there is a dwelling above or adjacent to a hangar in the same occupancy on lots designated in the Subdivision Guide Plan with a taxiway connecting to the runway.

Terminal – a building and associated land area for the purpose of handling passenger arrivals and departures, baggage, ticketing and all other aviation related businesses.

- 5. Including the requirement that no subdivision or development of the lot shown as Lot 4 on the Subdivision Guide Plan will be supported (subdivision) or approved (development) until both the Council and the Commission has:**

an endorsed Structure Plan consistent with the Planning and Development (Local Planning Scheme) Regulations 2015, Schedule 2, Part 4, Clause 14; and

an endorsed Local Development Plan, consistent with the Planning and Development (Local Planning Scheme) Regulations 2015, Schedule 2, Part 6, Clause 46.

- 6. Including portions of Lot 4 as outlined in the proposed Subdivision Guide Plan within Schedule 4 – Special Uses (shown as Lot 4) Service Station with the following Special Uses with associated provisions.**

Schedule 4 – Special Use Zone

No	Description of Land	Special Use	Conditions
2	Portion of Lot 1, shown as Lot 4, Jurien Road. Jurien Bay	Service Station	<p>1. Development to comply with the following provisions to the satisfaction of the local government:</p> <p>a. restaurant facilities – eating area to be no greater than 80 square metres (equivalent to approximately 50 sit-down customers) with limited takeaway food retailing contained within a single building without a drive through fast-food facility;</p> <p>b. convenience shop – with an aggregate retail floor space no greater than 65m²;</p> <p>c. a fuel outlet – retail outlet only with no bulk fuel service;</p> <p>d. vehicle servicing – limited to emergency breakdown repairs and one bay for</p>

MINUTE EXTRACT - ORDINARY COUNCIL MEETING HELD THURSDAY 25 AUGUST 2016

			<p>carrying out greasing, tyre repairs and minor mechanical repairs (excluding premises used for a transport depot, panel beating, spray painting, major repairs or wrecking);</p> <p>e. toilet facilities including provision for the disabled and an infant changing room;</p> <p>f. overnight accommodation to be prohibited; and</p> <p>g. parking for a range of vehicles.</p> <p>2. Proposals for service stations should be supported by a site level visual landscape assessment, which also addresses associated infrastructure.</p> <p>3. Proposals in visually dominant sites, such as at the focal point of an important view, will not be supported.</p> <p>4. Service stations should be designed to blend with their landscape setting. It is inappropriate for them to be hidden within the landscape as they need to be clearly visible. The design should ensure the buildings are not designed as prominent landmarks.</p> <p>5. A landscaped setback of an appropriate size should be provided at the front and sides of the development. The extent of landscape setbacks at the front and side boundaries of the service station should be assessed on a site-specific basis and be dependent on outcomes of site level visual landscape assessment. Locally indigenous plant species that are common along IOD and will grow to the required height and density should be used in the landscape treatment.</p> <p>6. The local and regional context should be considered in the building design and layout. Examples of style and materials that borrow their themes from IOD landscape include: casual, low-key coastal holiday style; natural materials such as limestone and rammed earth using local soil; materials reminiscent of local shacks, such as corrugated iron and wood window frames.</p> <p>7. All new utility lines, including</p>
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MINUTE EXTRACT - ORDINARY COUNCIL MEETING HELD THURSDAY 25 AUGUST 2016

			<p>power, telephone and data lines, that serve the proposed development should not be located within the IOD view shed corridor when it is feasible to locate them elsewhere. They should be installed underground where possible. If located above ground level they should be located on the inland side of the road or located as to be inconspicuous from IOD shielded from view from the scenic corridor within existing vegetation and/or revegetation.</p> <p>8. Signage may not dominate the view and should be in accordance with Main Roads and local government requirements.</p> <p>9. Incidental land uses including café, restaurant and/or convenience store are permitted subject to the satisfaction of Council.</p>
	<p>Portion of Lot 1, shown as Lot 4, Jurien Road, Jurien Bay</p>	<p>Regional Airport and associated uses to the satisfaction of the Local Government including: Runways and hardstand; Hangars; Terminal; Hangar lots with attached accommodation; Aviation activities - car hire - repairs - fuel Aviation related Recreation, e.g.: gliding, parachuting/sky diving; and Similar aviation activities at the discretion of the Council.</p>	<ol style="list-style-type: none"> 1. Provide a structure plan for the whole of the airport site including access to and from the facility which sets out all the planning and design concepts by providing a framework for the physical development of the site. 2. Consider in detail and justify the suitability of the site for the proposed purposes. 3. Provide a layout, design and use parameters and other development considerations. 4. Satisfy all relevant Commonwealth, State and local government legislation in respect to the planning, development, licensing and operation of the proposed regional airport and associated uses. 5. Undertake and present an appropriate physical investigation of the proposed development areas to provide design requirements for infrastructure. 6. Undertake detailed investigations of the environmental attributes of the site, including flora and fauna, cultural and heritage considerations, stormwater flow and quality management to confirm the acceptability of the

MINUTE EXTRACT - ORDINARY COUNCIL MEETING HELD THURSDAY 25 AUGUST 2016

			<p>development site.</p> <p>7. To undertake any other investigations determined under Commonwealth, State and Local government laws, regulations and by-laws.</p> <p>8. Be subject to ongoing periodical reviews of the Structure Plan prior to any development occurring.</p>
	<p>Portion of Lot 1 (shown as Lot 1 on Subdivision Guide Plan), Jurien Road, Jurien Bay</p>	<p>Rural Residential</p>	<p>1. No building shall be permitted within 20 metres of the front boundary, 10 metres of the rear boundary and 10 metres of the side boundary of any allotment.</p> <p>2. Notwithstanding 1. above, Council may agree to reduce the setback from any boundary to a minimum of 10 metres for those lots where portion of the lot is within the Quarry buffer.</p>

7. **Modifying the Scheme Maps to show Special Use Site No. 4.**
8. **resolves, pursuant to the Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), that Amendment 27 is a complex amendment for the following reasons:**
 - a) **it is an amendment that is not consistent with a local planning strategy for the Scheme that has been endorsed by the Commission;**
 - b) **it is an amendment relating to a development that is of a scale, or will have an impact, that is significant relative to development in the locality; and**
 - c) **the amendment is not recognised as being a basic or standard amendment.in accordance with r.34(c) of the Regulations as it proposes to amend the Scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2 of the Regulations;**
9. **authorise Council officers to prepare the scheme amendment documentation.**
10. **authorise the affixing of the common seal to and endorse the signing of the amendment documentation.**
11. **pursuant to Section 81 of the Planning and Development Act 2005, refers Amendment 27 to the Environmental Protection Authority;**

- 12. pursuant to regulation.37 (2) of the Regulations, provides two copies of Amendment 27 to the Western Australian Planning Commission**
- 13. proceed to advertise the amendment to the local planning scheme without modification, such advertising to commence after receipt of advice from the Western Australian Planning Commission pursuant to regulation 37 (4) of the Regulations that modifications are or are not to be made to the amendment for advertising.**

CARRIED 8 / 0



Your ref: 73855
Our ref: TPS/1927/1
Enquiries: Rachel Riley (6551 9567)

Mr Tony Nottle
Chief Executive Officer
Shire of Dandaragan
Jurien Bay Administration Centre
PO Box 676
JURIEN BAY WA 6516

SHIRE OF DANDARAGAN	DAVID
DATE RECEIVED	IAN
22 DEC 2016	
DOC ID:	
Acknowledge	Yes/No

Attention: David Chidlow, Manager of Planning

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

Dear Mr Nottle

**LOCAL PLANNING SCHEME No.7 - AMENDMENT No. 27
EXAMINATION OF COMPLEX AMENDMENT DOCUMENTATION PRIOR TO
ADVERTISEMENT**

Pursuant to regulation 37(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the Western Australian Planning Commission (WAPC) has examined the documents submitted regarding Amendment 27 to the Shire of Dandaragan Local Planning Scheme No.7.

The WAPC advises that Amendment 27 should to be modified as per **Attachment 1** prior to advertising, to address the following matters:

- consistency with State Planning Policies 2.5 and 3 in relation to settlement planning;
- consistency with State Planning Policy 2.5 in demonstrating a sustainable water supply is available, and in relation to basic raw materials;
- consistency with State Planning Policy 2.9 in demonstrating that Jurien Bay's water quality and quantity can be maintained; and
- consistency with State Planning Policy 3.4 in demonstrating that the risks of cave development and foundation instability in the proposed Rural Residential zone can be managed.

The WAPC advises that the proposal has not addressed the refusal reasons associated with Amendment 11, and to have any prospect of success the proposal needs to deal with these matters. It may also be the case that the original refusal reasons are not able to be overcome.

Whilst the WAPC has undertaken a preliminary assessment, this should not be construed as support for the amendment.



Local Governments are reminded that Local Planning Scheme (LPS) amendments need to be accompanied by sufficient documentation as detailed in regulation 44 of the Regulations, to enable the WAPC to provide a recommendation to the Minister for Planning.

A LPS Amendment Checklist has been prepared to assist the Shire in providing the necessary information when submitting Amendment No.27 to the WAPC for final approval, in accordance with Regulation 44. The Amendment Checklist is provided at **Attachment 2**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kerrine Blenkinsop', written in a cursive style.

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

14 December 2016

Schedule of Modifications
Shire of Dandaragan Local Planning Scheme No.7
Scheme Amendment No.27

1. Provide further clarification in the Amendment Report on how the proposal complies with the objectives and intent of State Planning Policies 2.5 and 3 in relation to settlement planning.

To ensure compliance with State Policy

2. Provide further clarification in the Amendment Report on how the proposal complies with the objectives and policy measures of State Planning Policy 2.5, particularly in relation to primary production and basic raw materials (on the site and the operations of the adjoining quarry including comments on the extraction licence timeframe and longevity of supply).

To ensure compliance with State Policy

3. Provide further information in the Amendment Report on how a sustainable domestic water supply is available for the proposed Rural Residential zone in the absence of a reticulated water supply, clarifying:
 - (a) how the 240m² roof catchment has been calculated and if this provides an adequate sustainable supply i.e. the supply can be demonstrated over 10 years;
 - (b) how the lots within the proposed Rural Residential zone which are located on tamala limestone will supplement domestic water supply (i.e. water supply for firefighting and other outdoor uses such as keeping of stock, leisure and garden) and
 - (c) how the quality and quantity of water in the Lesueur aquifer (from which drinking water to the Jurien Bay townsite is provided) is to be maintained.

To ensure compliance with State Policy

4. Provide further clarification in Part 6.3 of the Amendment Report on land supply (existing land supply and take-up and population projections) to support the statements in this section of the report.

To ensure compliance with State Policy

5. Undertake further geotechnical investigations to demonstrate that the risks of cave development and foundation stability in the limestone areas within the proposed Rural Residential area can be managed.

To ensure compliance with State Policy

6. Provide further clarification on compliance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the accompanying *Guidelines for Planning in Bushfire Prone Areas*. Portions of the site have been designated bushfire prone and rezoning proposals should be accompanied by a Bushfire Hazard Level Assessment.

To ensure compliance with State Policy

7. Amend Part 1 of the Amendment to the following:

ATTACHMENT 1

Rezone a portion of Lot 1 Jurien Road, Jurien Bay from 'Rural' to 'Rural Smallholdings' as shown on the Scheme Amendment Map.

To ensure consistency with State Policy

8. Insert the following as Part 2 of the Amendment and renumber accordingly:

Insert a new Schedule into the Scheme as 'Schedule 10 - Specific provisions for Rural Smallholdings Zones'.

To provide a Schedule for the Rural Smallholdings zone

9. Delete Parts 3, 4, 5, 6 and 7 of the Amendment.

To remove provisions for the Special Use - Regional Airport

10. Insert the following as Part 4 of the Amendment:

Insert the following into Clause 3.2 of the Scheme:

Rural Smallholdings Zone

- To provide for lot sizes in the range of 4 ha to 40 ha.
- To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.

To ensure the Scheme has objectives for the Rural Smallholdings Zone

11. Insert the following, or similar, as Part 5 of the Amendment:

Insert the Rural Smallholdings Zone into Table 1: Zoning Table with the following land use permissibilities:

Use Classes	Rural Smallholdings
Bed and breakfast	D
Cabin	A
Caretakers dwelling	D
Chalet	A
Cottage industry	D
Dwelling	P
Holiday house	P
Home occupation	D
Rural pursuit	D

(all other uses are not permitted)

To ensure the Scheme has land use permissibilities for the Rural Smallholdings Zone

12. Insert the following, or similar, as Part 6 of the Amendment:

Amend the provisions in Clause 4.13 of the Scheme to the following:

4.13 DEVELOPMENT IN THE RURAL RESIDENTIAL AND RURAL SMALLHOLDINGS ZONES

4.13.1 The subdivision of any land within the Scheme area classified Rural Residential or Rural Smallholdings Zone shall generally be in accordance with a structure plan prepared pursuant to Part 4 of the deemed provisions.

4.13.2 The subdivision of existing Rural Residential or Rural Smallholdings lots that do not have approved structure plans will generally not be supported.

4.13.3 Development in a Rural Residential or Rural Smallholdings Zone shall comply with the following general requirements:

- (i) In addition to a building licence, the Council's prior approval to commence development is required for all development including a single dwelling and such application shall be made in writing to the Council.
- (ii) Not more than one single dwelling per lot shall be erected.
- (iii) When an application is made to Council for development approval, a landscape plan shall be submitted identifying the existing vegetation to be retained and the location and species of tree and shrubs to be planted as part of site development. Issue of a building licence will be conditional on the implementation and maintenance of the landscape plan.
- (iv) Native vegetation shall be retained unless its removal is authorised by Council except in the cases of vegetation which is proposed to be removed to make way for approved construction, fences, access ways, fire management and for trees that are dead diseased or dangerous. Where in the Council's opinion there is a deficiency of vegetation on any particular allotment, the Council may require the planting and subsequent maintenance of an adequate area of vegetation as a condition of development approval.
- (v) In the Rural Residential and Rural Smallholdings Zones, a demonstrated and sustainable water supply is to be provided in accordance with Western Australian Planning Commission policy.
- (vi) The siting and erection of any building, outbuilding or fence shall not be approved by Council unless or until it is satisfied that the design construction, materials and position will be in harmony with the rural character of the land within the zone and locality generally.
- (vii) On-site effluent disposal systems servicing development on the lots should be to the specifications of the local authority or Department of Health. The use of non-standard effluent disposal systems may be required and in any event the following requirements shall be satisfied:
 - (a) Adequate separation achieved between the base of the leach drains and the highest recorded groundwater level.
 - (b) Adequate horizontal separations achieved between the disposal system and existing drains, water courses or water bodies.
 - (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the land owner and be maintained to the satisfaction of the local authority.
 - (d) Prevention of direct movement of wastewater and nutrients from the locality of each disposal area.

ATTACHMENT 1

- (viii) The subdivider shall advise all purchasers of subdivided lots that if the lots are located within a Groundwater Area and that water extraction requires licensing.
- (ix) The keeping of livestock for commercial purposes shall not be permitted. The keeping of livestock for domestic purposes will only be permitted to manage areas of cleared pasture and then only to maximum stocking rates permitted under Department of Agriculture guidelines given the soil and vegetation types in the locality. Given Council's preferred aim to revegetate cleared pasture areas, the keeping of livestock for domestic purposes is to be discouraged except on lots identified as equestrian lots.
- (x) All residences, outbuildings, carports and the like shall be constructed of materials sympathetic to the character of the locality, as may be approved or required by Council. The scale of outbuildings shall be of a domestic nature such that the rural residential amenity of the locality is not prejudiced. Large industrial type buildings will not be permitted.

4.13.4 Specific additional requirements which relate to Rural Residential or Rural Smallholdings zoned land are set out in Schedule 7 and 10. Where there is a conflict with any other provision of the Scheme, the provisions of Schedule 7 and 10 shall prevail.

To ensure the Scheme has development and subdivision provisions for the Rural Smallholdings zone

13. Insert the following as Part 7 of the Amendment:

Amend the objective for the Rural Residential Zone in Clause 3.2 of the Scheme to the following:

- To provide for lot sizes in the range of 1 ha to 4 ha.
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.

To ensure the Rural Residential zone objectives do not conflict with the objectives of the Rural Smallholdings zone.

14. Undertake the following administrative changes:

- (a) Amend Part 2 of the Amendment by:
 - (i) including 'for Rural Smallholdings Area 1' after subdivision provisions;
 - (ii) deleting 'including a Subdivision Guide Plan';
 - (iii) replacing 'Schedule 11' with 'Schedule 10';
 - (iv) deleting clause 1 (c);
 - (v) replacing 'or' at the end of clause 5(a)(1) to 'and';
 - (vi) replacing '52' with '53' in clause 6;
- (b) Update the Amendment Report in response to Modifications 7 and 9;
- (c) Delete Page 1 of the Amendment Report.

ATTACHMENT 1

- (d) Delete reference to the following terms and replace with the corresponding terms throughout the Amendment documentation:
 - (i) 'Subdivision Guide Plan' with 'Structure Plan';
 - (ii) 'planning approval' with 'development approval';

- (e) Update the Amendment Map in response to Modifications 7 and 9, and:
 - (a) remove reference to Section 72 of the *Planning and Development Act 2005*; and
 - (b) remove scheme reserves, zones and other categories that are not included on the existing and proposed scheme maps.

- (f) Sign and date the initiation and final approval pages.

To correct administrative anomalies within the Amendment documentation

Local Planning Scheme Amendment Checklist

SCHEME AMENDMENT CHECKLIST

LODGEMENT WITH WAPC FOR FINAL DECISION

Local Government			
Scheme No.		Amd No:	
1.	Amendment Type		
1.1	Basic <input type="checkbox"/> ; or <i>Reg:34;Reg: 35 (2)(a)</i>	Standard <input type="checkbox"/> ; or <i>Reg:34; Reg: 35 (2)(a)</i>	Complex <input type="checkbox"/> <i>Reg:34; Reg: 35 (2)(a)</i>
1.2	Reason(s) for amendment type: <i>Reg:34; Reg: 35 (2)(b)</i>		
2.	Amendment Maps	Yes	No
2.1	Does the amendment propose modifications to the scheme map?	<input type="checkbox"/>	<input type="checkbox"/>
2.2	If yes:		
	• Does the amendment contain maps depicting both existing and proposed zoning/coding of the relevant area?	<input type="checkbox"/>	<input type="checkbox"/>
	• Are the proposed zones and/or reserves consistent with Schedule 3 of the Regulations?	<input type="checkbox"/>	<input type="checkbox"/>
	• Does the map contain legend, north point and scale?	<input type="checkbox"/>	<input type="checkbox"/>
	• If a region scheme applies, does the map legend separate region and local scheme zones/reserves/designations?	<input type="checkbox"/>	<input type="checkbox"/>
	• Are designations such as the R-Codes, Special Control Areas included?	<input type="checkbox"/>	<input type="checkbox"/>
3.	EPA Referral	Yes	No
3.1	Has the amendment been referred to the EPA prior to advertising? <i>S.81 Planning and Development Act 2005.</i>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Has EPA advice has been received and forwarded to the DoP?	<input type="checkbox"/>	<input type="checkbox"/>
4.	Advertising & Consultation	Yes	No
4.2	Has the standard/complex amendment been advertised in accordance with the <i>Planning and Development (Local Planning Scheme) Regulations</i> . <i>Complex Amd: (Reg:38(2)(a); Standard Amd: (Reg:47(2)(a); Complex Amd: (Reg:38(2)(b)</i>	<input type="checkbox"/>	<input type="checkbox"/>
4.3	Dates advertising took place:		
	From:	To:	Total Days:
4.4	Agencies consulted during the advertising period		
	Agency	Tick if referred	Response Received
	• Department of Aboriginal Affairs	<input type="checkbox"/>	<input type="checkbox"/>
	• Department of Agriculture and Food	<input type="checkbox"/>	<input type="checkbox"/>
	• Department of Education	<input type="checkbox"/>	<input type="checkbox"/>
	• Department of Environment Regulation	<input type="checkbox"/>	<input type="checkbox"/>

ATTACHMENT 2

Local Planning Scheme Amendment Checklist

	• Department of Fire and Emergency Services	<input type="checkbox"/>	<input type="checkbox"/>
	• Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
	• Heritage Council	<input type="checkbox"/>	<input type="checkbox"/>
	• Main Roads Western Australia	<input type="checkbox"/>	<input type="checkbox"/>
	• Department of Mines and Petroleum	<input type="checkbox"/>	<input type="checkbox"/>
	• Department of Parks and Wildlife	<input type="checkbox"/>	<input type="checkbox"/>
	• Public Transport Authority	<input type="checkbox"/>	<input type="checkbox"/>
	• Tourism WA	<input type="checkbox"/>	<input type="checkbox"/>
	• Department of Water	<input type="checkbox"/>	<input type="checkbox"/>
	• Water Corporation	<input type="checkbox"/>	<input type="checkbox"/>
	• Western Power	<input type="checkbox"/>	<input type="checkbox"/>
	Other agencies (as required)		
	•	<input type="checkbox"/>	<input type="checkbox"/>
	•	<input type="checkbox"/>	<input type="checkbox"/>
	•	<input type="checkbox"/>	<input type="checkbox"/>
5.	Submissions	Yes	No
5.1	Were submissions received? <small>Complex Amd: (Reg:40(1)(2); Standard Amd: (Reg:49(1)(2))</small>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	If yes, please attach copies of all submissions <small>Complex Amd: (Reg:44(1)(i); Standard Amd: (Reg:53(1)(i))</small>		
	• Total number of submissions received		
	• The number of submissions of support		
	• The number of submissions of objection		
	• The number of submissions expressing no comment		
5.3	Is the Schedule of Submissions attached? <small>NB: Schedule to include names and addresses of submitters).Complex Amd: (Reg:44(1)(a); Standard Amd: (Reg:53(1)(a)) Please also email the schedule of submissions in Word format to: schemes@planning.wa.gov.au</small>	<input type="checkbox"/>	<input type="checkbox"/>
5.4	Is the amendment the subject of re-advertising as a result of proposed modifications? <small>Complex Amd: (Reg:42); Standard Amd: (Reg:51)</small>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Council Resolution	Yes	No
6.1	Copy of the Council Resolution and Report to Council attached? <small>Complex Amd: (Reg:44(1)(e); Standard Amd: (Reg:53(1)(3); Basic Amd: (Reg:58) Please also email the resolution and report in Word format to: schemes@planning.wa.gov.au</small>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Modifications	Yes	No
7.1	Are modifications to the Amendment proposed? <small>Complex Amd: (Reg:44(1)(d); Standard Amd: (Reg:53(1)(d))</small>	<input type="checkbox"/>	<input type="checkbox"/>
7.2	If yes, is the Schedule of Modifications attached? <small>Complex Amd: (Reg:44(1)(d); Standard Amd: (Reg:53(1)(d)) Please email the Schedule of Modifications in Word format to schemes@planning.wa.gov.au</small>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Model and Deemed Provisions compliance	Yes	No

ATTACHMENT 2

Local Planning Scheme Amendment Checklist

8.1	Does the amendment propose variation(s) to the model provisions (Schedule 1 of the <i>Planning and Development (Local Planning Scheme Regulations)</i>)?	<input type="checkbox"/>	<input type="checkbox"/>
8.2	Does the amendment propose supplemental provisions to the Deemed Provisions (Schedule 2 of the <i>Planning and Development (Local Planning Scheme Regulations)</i>)?	<input type="checkbox"/>	<input type="checkbox"/>
8.3	If yes to 8.1 or 8.2, is a schedule attached including justification for model provision variations and/or supplemental provisions <small>Please email a copy of the Schedule of in Word format to schemes@planning.wa.gov.au</small>	<input type="checkbox"/>	<input type="checkbox"/>

9.	Administrative	Yes	No
9.1	Are two bound identical copies of the document attached?	<input type="checkbox"/>	<input type="checkbox"/>
9.2	Do the documents include an initiation page, report, final adoption, maps and signing clause in correct order?	<input type="checkbox"/>	<input type="checkbox"/>
9.3	Are the Initiation/adoption and approval pages consistent with Regulations?	<input type="checkbox"/>	<input type="checkbox"/>
9.4	Are changes to the amendment resolution made only to the adopted amendment resolution, and not initiation page?	<input type="checkbox"/>	<input type="checkbox"/>
9.5	Are the initiation and adoption/approval pages signed, dated and sealed?	<input type="checkbox"/>	<input type="checkbox"/>

Local Planning Scheme No. 7 – Amendment No. 11

The WAPC refused to grant final approval to rezone Lot 1 Jurien Road, Jurien Bay in its letter dated 23 December, 2013. In its response to proposed Amendment No. 27, the WAPC advised that the refusal reasons associated with Amendment 11 must also be addressed.

Response to Schedule of Modifications 2

Amendment 11 - Refusal Reason/Issue	Response
1. The proposal does not represent the logical extension to Jurien Bay's settlement pattern and also proposes additional land uses that would detract from the existing settlement and local economies of Jurien Bay...	<p>See Schedule of Modifications 1, Point 1.</p> <p>Also the only proposed uses are Rural and Rural Smallholdings which are suitable for a limited range of uses which would not be pursued in the townsite and therefore would not detract from existing settlement and economies. On the contrary, this is the only such development proposed in the Shire, diversifying land owner choice and therefore it would make a positive contribution to the economy through:</p> <ul style="list-style-type: none"> - new landowners - construction of houses, sheds, fences, etc.; and - land management activities
2. The proposed waste disposal approach represents an unacceptable risk to groundwater resources...	<p>Waste disposal will be via the local government's rubbish collection as practised in the nearby Alta Mare and Jurien Bay Heights subdivisions.</p> <p>Effluent disposal will be to the specification of the Shire or Department of Health as specified in Part 4.13/4.13.3 point vii) in the proposed Amendment.</p>
3. The proposal fails to support existing primary production and would compromise, rural landscape and environmental values...	<p>The current proposal is not the same as Amendment 11 with 3 x 300 ha rural lots taking up the low-lying, more productive land.</p> <p>The Rural Smallholdings lots overlook the Rural lots, have a minimum area of 4.0 ha and have building envelopes sited to minimise visual impact, the current proposal also does not require clearing of vegetation and protects specific habitats.</p> <p>It has the required use of drainage and effluent disposal systems to protect groundwater.</p> <p>Generally the modified plan does not compromise rural, landscape and environmental values.</p>
4. The proposal would compromise the ability to extract basic raw materials on the neighbouring property...	<p>See Schedule of Modifications 1, Point 2, which discusses the initiatives to allow for the ongoing extraction of basic raw materials from the neighbouring property on the western boundary of Lot 1.</p>

Amendment 11 - Refusal Reason/Issue	Response
5. The proposal does not have a demonstrated and sustainable water supply.	See Schedule of Modifications 1, Point 3.
6. The proposal does not satisfactorily demonstrate that the risks of cave development and foundation instability in limestone areas on the western side of the property can be managed.	See Schedule of Modifications 1, Point 5.

Response to Schedule of Modifications for Amendment 27

The WAPC refused to approve the proposal to rezone Lot 1 Jurien Road, Jurien Bay in its letter dated 14 December, 2016. The WAPC advised that Amendment 27 required a number of modifications to be addressed prior to advertising. The following Schedule lists these matters and how and where they have been addressed in the Scheme Amendment report.

Refusal Reason/Issue	Response
<p>1. Provide further clarification on how the proposal complies with the objectives and intent of SPPs 2.5 and 3 in relation to settlement planning.</p>	<p>See additional discussion in 3.1.3, 3.1.4, Part 6 in 6.2 and 6.3.</p> <p>Also see Part 3.4 which addresses the existing LPS and the draft LPS (2016) supported by Figure 7 illustrating an alternative direction of growth and noting that this proposal is the only proposal for larger Rural Smallholdings in the Shire. The plan has also been amended to create 3 large rural lots on the land most suited to agriculture.</p> <p>It is also argued that Lot 1 is in similar proximity to Jurien Bay or Cervantes townsites as proposed and also to existing rural residential developments such as Hill River and Alta Mare.</p> <p>The proposed Regional Airport and Roadhouse have been removed.</p>
<p>2. How does the proposal comply with SPP 2.5 particularly in relation to primary production and basic raw materials (in respect to the adjoining quarrying).</p>	<p>Primary production – The proposal is to create 3 x 300 ha lots for rural production on the lower lying more productive soils with access to surface and groundwater.</p> <p>Building envelopes on the adjacent Rural Smallholdings lots are setback a minimum of 100 metres from the Rural zoned lots on the eastern boundary and therefore adding the road reserve and firebreaks creates a setback from agriculture of over 125 metres for broadscale cropping and grazing. More intensive agriculture uses require Council approval.</p> <p>Basic Raw Materials – Existing quarry.</p> <p>As we have no way of estimating the longevity of supply which is dependent on the overall quantity of the resource and the rate of extraction the proposal has:</p> <ul style="list-style-type: none"> • provided in the Structure Plan a buffer within which the lots may not be developed as stated in the Development and Land Use Controls to be included in Schedule 10, point v) as follows: <ul style="list-style-type: none"> v) <u>Development within Quarry Buffer</u> <ul style="list-style-type: none"> a) Lots 31, 33, 35 and 38 – 41 shall not be released until the current extraction licence has ceased to operate or the buffer has been redefined and no longer affects the above lots. Lots 31 – 35, 38 and 41 have a partial restriction in the portion of the lots within the quarry buffer area.

Refusal Reason/Issue	Response
	<p>b) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan.</p> <p>c) No development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of Geological Survey of WA.</p> <p>d) Notwithstanding c) above, upon cessation of quarrying activity Council and the Director of Geological Survey of WA may approve development within the buffer area or when the mining licence has expired or has been forfeited.</p>
<p>3. Provide clarification on providing a sustainable domestic water supply clarifying the calculation of roof catchment, firefighting supplies and other outdoor uses.</p>	<p>Conditions have been included in Schedule 10, iv) Water Supply to prescribe to provision of a water supply for a single dwelling, firefighting and the use of groundwater.</p> <p>The text of the report in Part 5.6 Water Source Protection and the following part – Water Availability have been expanded with further information including the landowners long term rainfall measurements to further justify the use of on-site water collection being sustainable. The Bushfire Management Plan supports the proposed supply of water and it prescribes the landowners responsibility for providing the emergency water supply tank.</p> <p>The minimum lot size of the Rural Smallholdings lots is 4.0 ha and the average lot size of approximately 6.0 ha which reduced the lot numbers significantly and more than doubles the lot sizes giving better opportunities for water collection (eg. roof catchment, bores, dams and soaks).</p>
<p>4. Provide further clarification on land supply to support the statements.</p>	<p>To further justify the issue of land supply Part 6.3 Demand for Rural Smallholdings has been expanded with additional information:</p> <p>6.3.1 Population – minor text additions;</p> <p>6.3.2 Strategic Growth Supporting Demand for Rural Smallholdings – a new section included in the Report;</p> <p>6.3.3 Sales Evidence – minor text additions;</p> <p>6.3.4 Supply of Rural Residential Land – highlights that no Rural Smallholdings exist, so no sales evidence is available;</p> <p>6.3.5 Other Factors Influencing Demand – minor text additions to relate demand to Rural Smallholdings, population projections and identification of Jurien Bay as a “Supertown”.</p> <p>See also Points 1 and 2 in this Schedule supporting a modified settlement pattern to include the subject land.</p>
<p>5. Undertake further geotechnical investigations to demonstrate that the risks of cave</p>	<p>Further to the advice in Appendix 2 in respect to identifying the area where the karst risk required additional investigation to ensure suitability for building and development, Aurora Environmental were engaged to provide advice regarding this issue.</p>

Refusal Reason/Issue	Response
<p>development and foundation stability in limestone areas can be managed.</p>	<p>Dr Mark Shepherd, who is an expert in karst landform management, assessed all the available relevant data and undertook a site inspection.</p> <p>Dr Shepherd proposed a process to define the karst risk and the steps to be taken if any areas are vulnerable and conditions suitable for inclusion in the Amendment and subdivision to address this matter.</p> <p>These recommendations are included in the Amendment and discussed in part 7.5.</p>
<p>6. Provide clarification on compliance with SPP 3.7 and Guidelines for Planning in Bushfire Prone Areas with a Bushfire Hazard Level Assessment.</p>	<p>The revised plan has increased lot sizes and the number of lots which does reduce the risk. An initial BAL was undertaken and the Structure Plan was modified and building envelopes determined to reflect the findings of the initial BAL assessment.</p> <p>Part 7.3.2 Bushfire Management Plan addresses bushfire protection, supported by the Bushfire Management Plan prepared for the proposed Structure Plan and included in full as Appendix 3.</p> <p>Specific Development and Subdivision provisions are proposed and have been included in Schedule 10, i) Subdivision and Development.</p> <p>The BMP concluded that the bushfire risk of this proposal is considered manageable and acceptable subject to the above measures being implemented.</p>
<p>7. Amend Part 1 of the Amendment to rezone portion of the land to Rural Smallholdings and introduce all the associated requirements and provisions.</p>	<p>The Amendment has been modified to include in full the Rural Smallholdings zone consistent with the Schedule of Modifications. The following conditions have been added to address other requirements needing to be addressed in the Schedule.</p> <p>The conditions which have been added to amend the provisions of Clause 4.13 of the Schedule are as follows:</p> <p>4.13.3</p> <p>(xi) It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation zone and compliance with the local government's annual firebreak notice issues under s33 of the Bush Fires Act 1954.</p> <p>4.13.4 The conditions which have been added to amend the additional requirements which relate to Rural Smallholdings Zone in respect to Lot 1 are set out in Schedule 10 as follows:</p> <p>b) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan.</p> <p>c) No development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of</p>

Refusal Reason/Issue	Response
	<p>the Director of Geological Survey of WA.</p> <p>d) Notwithstanding c) above, upon cessation of quarrying activity Council and the Director of Geological Survey of WA may approve development within the buffer area or when the mining licence has expired or has been forfeited.</p>

Shire of Dandaragan



Local Planning Scheme No. 7

Amendment No. 27

Lot 1 Jurien Road, Jurien Bay

Prepared by Landvision



Prepared for Mr D.G. Kent

September 2017

PLANNING AND DEVELOPMENT ACT 2005

PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

SHIRE OF DANDARAGAN

LOCAL PLANNING SCHEME NO. 7

AMENDMENT NO. 27

RESOLVED that the local government pursuant to Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Rezoning a portion of Lot 1 Jurien Road, Jurien Bay from 'Rural' zone to 'Rural Smallholdings' zone as shown on the Scheme Amendment Map.
2. Insert a new Schedule into the Scheme as 'Schedule 10 – Specific Provisions for Rural Smallholdings Zones' introducing site specific development and subdivision provisions including a Structure Plan for Rural Smallholdings Area 1.
3. In Clause 3.2 replace 'Rural Residential Zone' and its objective; 'To provide for rural lots for residential purposes. Lots should generally range in size between 2.0 ha and 20.0 ha', with the following:

'Rural Residential Zone

- To provide for lot sizes in the range of 1 ha to 4 ha
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.'

4. Insert the following into Clause 3.2 of the Scheme to follow 'Rural Residential Zone':

'Rural Smallholdings Zone

- To provide for lot sizes in the range of 4 ha to 40 ha
- To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.'

5. Insert the Rural Smallholdings Zone into Table 1: Zoning Table with the following land use permissibilities:

Use Classes	Rural Smallholdings
Bed and breakfast	D
Cabin	A
Caretakers dwelling	D
Chalet	A
Cottage industry	D
Single house	P
Holiday house	P
Home occupation	D
Rural pursuit	D

(all other uses are not permitted)

6. Amend the provisions in Clause 4.13 of the Scheme to the following:

4.13 DEVELOPMENT IN THE RURAL RESIDENTIAL AND RURAL SMALLHOLDINGS ZONES

- 4.13.1 The subdivision of any land within the Scheme area classified Rural Residential or Rural Smallholdings Zone shall generally be in accordance with a structure plan prepared pursuant to Part 4 of the deemed provisions.
- 4.13.2 The subdivision of existing Rural Residential or Rural Smallholdings lots that do not have approved structure plans will generally not be supported.
- 4.13.3 Development in a Rural Residential or Rural Smallholdings Zone shall comply with the following general requirements:
- (i) Not more than one single dwelling per lot shall be erected.
 - (ii) When an application is made to Council for development approval, a landscape plan shall be submitted identifying the existing vegetation to be retained and the location and species of tree and shrubs to be planted as part of site development. Issue of a building licence will be conditional on the implementation and maintenance of the landscape plan.
 - (iii) Native vegetation shall be retained unless its removal is authorised by Council except in the cases of vegetation which is proposed to be removed to make way for approved construction, fences, access ways, fire management and for trees that are dead, diseased or dangerous. Where in the Council's opinion there is a deficiency of vegetation on any particular allotment, the Council may require the planting and subsequent maintenance of an adequate area of vegetation as a condition of development approval.
 - (iv) In the Rural Residential and Rural Smallholdings Zones, a demonstrated and sustainable water supply is to be provided in accordance with Western Australian Planning Commission policy.

- (v) The siting and erection of any building, outbuilding or fence shall not be approved by Council unless or until it is satisfied that the design, construction, materials and position will be in harmony with the rural character of the land within the zone and locality generally.
- (vi) On-site effluent disposal systems servicing development on the lots should be to the specifications of the local authority or Department of Health. The use of non-standard effluent disposal systems may be required and in any event the following requirements shall be satisfied:
 - (a) Adequate separation achieved between the base of the leach drains and the highest recorded groundwater level.
 - (b) Adequate horizontal separations achieved between the disposal system and existing drains, water courses or water bodies.
 - (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the land owner and be maintained to the satisfaction of the local authority.
 - (d) Prevention of direct movement of wastewater and nutrients from the locality of each disposal area.
- (vii) The subdivider shall advise all purchasers of subdivided lots that if the lots are located within a Groundwater Area and that water extraction requires licensing.
- (viii) The keeping of livestock for commercial purposes shall not be permitted. The keeping of livestock for domestic purposes will only be permitted to manage areas of cleared pasture and then only to maximum stocking rates permitted under Department of Food and Agriculture guidelines given the soil and vegetation types in the locality. Given Council's preferred aim to revegetate cleared pasture areas, the keeping of livestock for domestic purposes is to be discouraged;
- (ix) All residences, outbuildings, carports and the like shall be constructed of materials sympathetic to the character of the locality, as may be approved or required by Council. The scale of outbuildings shall be of a domestic nature such that the rural residential amenity of the locality is not prejudiced. Large industrial type buildings will not be permitted.
- (x) It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation

zone and compliance with the local government's annual firebreak notice issues under s33 of the *Bush Fires Act 1954*.

4.13.4 Specific additional requirements which relate to Rural Residential or Rural Smallholdings zoned land are set out in Schedule 7 and 10. Where there is a conflict with any other provision of the Scheme, the provisions of Schedule 7 and 10 shall prevail.

7. Introducing a schedule of site specific development and subdivision provisions, including a Structure Plan, in Schedule 10 as follows:

i) Subdivision and Development

- a) A Structure Plan and the requirement for subdivision to be in accordance with a Structure Plan approved by the WAPC will be required.
- b) Council may request, at the subdivision stage, that the subdivider undertakes to prepare a drainage study to determine how to alleviate adjacent lots from hazards posed by floodwaters, but without degrading the conservation values of the wetlands and associated features. The basis of information regarding a drainage and flood risk study, should reflect the criteria provided in the Land Capability and Geotechnical Assessment (Appendix 2).
- c) Prior to subdivision, the subdivider shall prepare building guidelines to inform the desired character of future development. The guidelines shall be prepared to Council's satisfaction.
- d) The subdivider shall install suitable fencing to the perimeter of the Estate and to the boundaries of lots within. The style of fencing should be open in nature and befitting the rural character of the locality.

ii) Public Open Space (Reserve for Recreation)

- a) Council shall at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare and implement a management plan for the Public Open Space (Reserve for 'Recreation') as delineated on the Structure Plan which is to address the following:
 - 1) rehabilitation of the natural environment;
 - 2) a maintenance regime; and
 - 3) access to water for fire- fighting purposes.

iii) Development & Land Use Controls

- a) All buildings in the 'Rural Smallholdings' Area 1 shall be contained within a building envelope not exceeding 4,000 m². For the purpose of this clause "buildings" shall include dwellings, outbuildings and effluent disposal systems.

- b) Building envelopes shall be nominated by the landowner at the development approval stage and shall comply with the following:
- 1) Minimum front setback 20 metres,
 - 2) Minimum side setback: 10 metres,
 - 3) Minimum rear setback: 10 metres, and
 - 4) Minimum setback from water body: 50 metres.
- c) Notwithstanding provisions b) above the application to approve a building envelope must be accompanied by relevant building plans, and information addressing visual amenity, privacy and screening, vegetation loss, access and proximity to natural features.
- d) In the case of lots adjoining rural lots, the building envelope shall be a minimum of 100 metres as measured from the lot boundary containing the rural use.
- e) Notwithstanding any other provision of the Scheme, outbuildings or shed structures shall:
- 1) not be used for habitable purposes; and
 - 2) not be permitted unless approved in association with a related dwelling.
- f) Only one dwelling is permitted on any lot within the Rural Residential and 'Rural Smallholdings' zone, although the local government may, at its discretion, also approve one ancillary accommodation unit as defined in the Residential Design Codes.
- g) Prior to Council recommending endorsement to the WAPC of a deposited plan of subdivision, the subdivider shall enter into a notification pursuant to section 165 Planning & Development Act 2005 advising registered proprietors and prospective purchasers of the subdivided lots that the lots are subject to the provisions of a Structure Plan which contains factors affecting the use and enjoyment of the lots ("the Notification"). The Notification shall be prepared at the subdivider's cost to the satisfaction of the WAPC and shall be registered against each of the certificates of title for the subdivided lots.
- h) Development must be consistent with the "Indian Ocean Drive Planning Guidelines" WAPC, March 2014, if it will be visible from Indian Ocean Drive.

iv) Water Supply

- a) Construction of a single dwelling on any lot shall be supported by a minimum:
- 1) 260m² of roof catchment area from all buildings and a minimum rain water storage tank capacity of 120,000 litres as calculated under the

Department of Water's Stormwater Management Manual for WA formula; and

2) A 10,000 litre storage tank fed from roof collection, an on-site dam or under-ground bore for fire-fighting use. All tanks shall include the installation of a 50mm outlet with gate valve and male coupling located at the base clearly marked "Fire Brigade Connection Point".

- b) The government does not require a licence to install a groundwater bore and to extract water when it is only to be used for:
- the only water that can be taken from the well is from the water table aquifer;
 - water taken from the well/bore is to be used for one or more of the following:
 - i) firefighting;
 - ii) watering cattle or other stock but not under intensive conditions;
 - iii) watering an area of lawn or garden that does not exceed 0.2 ha;
 - iv) other ordinary domestic purposes.

(Rights in Water and Irrigation Exemption [Section 26c] Order 2011 under the *Rights in Water and Irrigation Act 1914*).

v) Development within Quarry Buffer

- a) Lots with an approved quarry buffer area shall not be released until the extraction licence has ceased and subject to satisfying Provisions 7. v), c) and d).
- b) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan.
- c) Notwithstanding b) above, no residential development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of Geological Survey of WA.
- d) Notwithstanding a), b) or c) above, upon cessation of quarrying activity Council and the Director of Geological Survey of WA may approve development within the buffer area or when the mining licence has expired or has been forfeited.

vi) Development within the Karst Risk Area

- a) Prior to any development occurring, including the construction of subdivisional roads, a sub-surface investigation must be undertaken involving at a minimum the sinking of eight boreholes across the western third of the site (the Rural Smallholding Zone) to determine depth to water table and thickness of limestone. This should result in a report, based upon the analysis of data, produced for the WAPC explaining the results and indicating if

further work is required to guarantee the foundation stability of each building envelope identified as having a potential risk.

- b) As a result of assessing the karst landform, the WAPC may approve minor changes to the:
- lot boundaries;
 - building envelopes; or
 - road alignment

without requiring an amendment to the Structure Plan or approved subdivision plan.

vii) Bushfire Management and Clearing of Vegetation

- a) Council and the Fire and Emergency Services Authority may at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare, and implement a Fire Management Plan.
- b) At the time of subdivision, the local government may request the Western Australian Planning Commission impose a condition that requires the subdivider provide fire-fighting facilities (or a financial contribution in-lieu of) to service the subdivision.
- c) At the time of subdivision, the local government may request the Western Australian Planning Commission impose condition/s requiring the construction of any roads, battle-axe access legs, shared access legs, or crossovers required to provide adequate vehicular access to the proposed lots.
- d) The WAPC may impose a condition requiring the subdivider to prepare and implement a management plan for Public Open Space which must address, if required, access to water for fire-fighting purposes.
- e) No clearing or destruction of any remnant vegetation or revegetation shall be permitted except for:
- 1) Clearing to comply with the requirements of the Bush Fires Act 1954 (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government, and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004;
 - 2) Clearing for vehicular access or fire breaks specifically identified on the Structure Plan;

- 3) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government;
- 4) Trees that are diseased or dangerous as determined by the local government.
- 5) Any proposed clearing of river red gums (*eucalyptus camaldulensis*) on Lot 5 will require local government and Department of Environmental Protection approval aimed at protecting the habitat of the Carnaby's Black Cockatoo.
- 6) It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation zone and compliance with the local government's annual firebreak notice issues under s33 of the *Bush Fires Act 1954*.

The amendment is complex under the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 for the following reasons:

- a) it is an amendment that is not consistent with a local planning strategy for the Scheme that has been endorsed by the Commission;
- b) it is an amendment relating to a development that is of a scale, or will have an impact, that is significant relative to development in the locality; and
- c) the amendment is not recognised as being a basic or standard amendment.

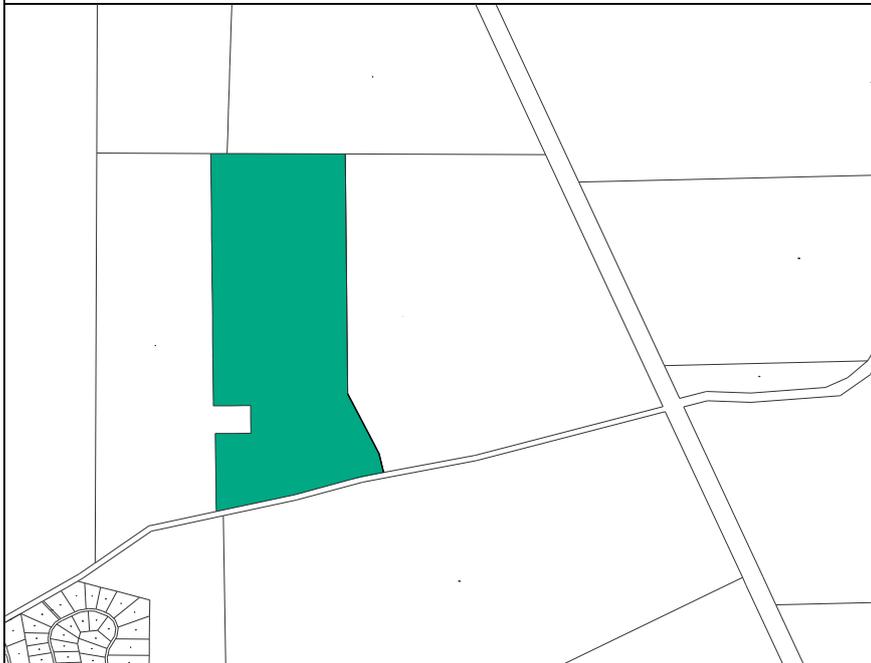
Dated this.....day of.....20.....

.....
CHIEF EXECUTIVE OFFICER

SHIRE OF DANDARAGAN LOCAL PLANNING SCHEME NO. 7 Amendment No. 27



EXISTING ZONING



SCHEME (AMENDMENT) MAP

LEGEND

LOCAL SCHEME RESERVES

(see scheme text for additional information)

-  Conservation
-  Local road
-  Parks and recreation
-  Public purposes

LOCAL SCHEME ZONES

(see scheme text for additional information)

-  Rural
-  Rural residential
-  Special development
-  Special use
-  Rural Smallholdings

OTHER CATEGORIES

(see scheme text for additional information)

-  Scheme boundary
-  Local Government boundary
-  R20 R Codes
-  A1 Additional uses
-  R1 Restricted uses
-  RRes1 Rural residential area
-  SU1 Special use area
-  1 Bassendean sand special control area



DATE: 27 September 2017 JOB:1743



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ZONING PLAN

LOT 1, JURIEN ROAD
JURIEN
SHIRE OF DANDARAGAN

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SITE DETAILS AND LOCATION	2
2.1	LOCATION	2
2.2	LAND OWNERSHIP	5
2.3	LAND USE AND DEVELOPMENT	5
2.4	SURROUNDING LAND USE AND DEVELOPMENT	5
3.0	PLANNING AND ENVIRONMENTAL FRAMEWORK.....	5
3.1	STATE WIDE POLICIES AND STRATEGIES.....	5
3.1.1	<i>The WA State Sustainability Strategy</i>	<i>5</i>
3.1.2	<i>State Planning Strategy.....</i>	<i>8</i>
3.1.3	<i>Central Coast Regional Strategy</i>	<i>9</i>
3.1.4	<i>State Planning Policy 2.5 Rural Planning (December 2016) and DC 3.4 Subdivision of Rural Land (December 2016)</i>	<i>10</i>
3.1.5	<i>Bushfire Management.....</i>	<i>13</i>
3.1.6	<i>Statement of Planning Policy No. 2.4 'Basic Raw Materials'</i>	<i>14</i>
3.2	LOCAL PLANNING FRAMEWORK	14
3.2.1	<i>Local Planning Strategy.....</i>	<i>14</i>
3.3	STATUTORY PLANNING FRAMEWORK.....	15
3.3.1	<i>Shire of Dandaragan Town Planning Scheme No. 7.....</i>	<i>15</i>
3.4	DRAFT SHIRE OF DANDARAGAN LOCAL PLANNING STRATEGY DECEMBER 2016	18
4.0	SCHEME AMENDMENT PROPOSAL	20
5.0	ENVIRONMENTAL CONSIDERATIONS.....	21
5.1	BACKGROUND	21
5.2	SITE DESCRIPTION	21
5.3	TOPOGRAPHY.....	21
5.4	REMNANT VEGETATION	23
5.5	BASSENDAN SOILS AND ASSOCIATED WETLANDS	24
5.6	WATER SOURCE PROTECTION	26
5.7	ACID SULFATE SOILS.....	32
5.8	SEPARATION DISTANCES BETWEEN INDUSTRIAL AND SENSITIVE LAND USES	32
6.0	JUSTIFICATION OF FUTURE SUBDIVISION	33
6.1	PROTECTION OF PRIORITY AGRICULTURE ZONES AND AGRICULTURAL AREAS OF STATE OR REGIONAL SIGNIFICANCE	33
6.2	PROXIMITY TO TOWNS AND SERVICE CENTRES, SERVICE PROVISION, MAINTAINING URBAN GROWTH POTENTIAL	33
6.3	DEMAND FOR RURAL SMALLHOLDINGS LOTS	34
6.3.1	<i>Population</i>	<i>34</i>
6.3.2	<i>Strategic Growth Supporting Demand for Rural Smallholdings</i>	<i>35</i>
6.3.3	<i>Sales Evidence</i>	<i>37</i>
6.3.4	<i>Supply of Rural Residential Land.....</i>	<i>37</i>
6.3.5	<i>Other Factors Influencing Demand</i>	<i>38</i>
6.4	ENVIRONMENT & LANDSCAPE AND CONSERVATION QUALITIES	39

6.5	NATURAL RESOURCES	39
6.6	LAND CAPABILITY	40
7.0	PROPOSED LAND USES AND DEVELOPMENT	40
7.1	ROAD SYSTEM.....	41
7.2	ROADS IN THE POTENTIAL KARST RISK AREA	41
7.3	LOTS	44
7.4	CAVES	44
7.5	IDENTIFYING AND MANAGING POTENTIAL KARST LANDFORM	45
7.6	BASIC RAW MATERIALS	48
7.7	BUFFER TO QUARRY	50
7.8	ADDITIONAL REQUIREMENTS.....	50
7.8.1	<i>Minimum Standard of Development</i>	51
7.8.2	<i>Bushfire Management Plan</i>	51
7.8.3	<i>Suggested Provisions</i>	55

LIST OF FIGURES

Figure 1:	Location Plan	3
Figure 2:	Aerial Photo.....	4
Figure 3:	Features Plan.....	6
Figure 4:	Features Plan with Subdivision Overlay	7
Figure 5:	Extract from Local Planning Strategy	16
Figure 6:	Extract from Local Planning Strategy	17
Figure 7:	Potential Alternative Direction of Growth	19
Figure 8:	Views from Indian Ocean Drive.....	22
Figure 9:	Proposed Land Uses and Development	42
Figure 9a:	Proposed Building Envelopes and Access	43

LIST OF APPENDICES

Appendix 1:	Flora and Vegetation Assessment – Regeneration Technology Pty Ltd
Appendix 2:	Land Capability and Geotechnical Assessment – Landform Research
Appendix 3:	Bushfire Management Plan – BPP Group Pty Ltd
Appendix 4:	Timing and Scope of Investigations for Potential Karst on Lot 1, Jurien Road, Jurien Bay, WA – Aurora Environmental - Dr Mark Shepherd

1.0 INTRODUCTION

This report has been prepared by Landvision for Mr D. Kent (“the proponent”), and relates to Lot 1 Jurien Road, Jurien Bay. The proponent seeks to subdivide the land into 47 Rural Smallholdings lots ranging from 4 – 13.5 ha, plus one lot containing the existing homestead and built infrastructure with an area of 46.0 ha, subject to having an approved Structure Plan to guide the future subdivision, use and management of the land, its development and to prevent further subdivision.

Three lots will take up the more agriculturally suitable areas in the low-lying land through the centre of the property. These lots, Lots 1, 2 and 3 have areas of 295, 300 and 304 hectares respectively.

Prior to any future subdivision and development, the relevant portion of the site needs to be rezoned from ‘Rural’ to ‘Rural Smallholdings’ under the Shire of Dandaragan’s Local Planning Scheme No. 7. This report will address the following:

- a) Site details and location information;
- b) Outline of amendment proposal;
- c) Existing strategic and statutory framework;
- d) Planning and environmental considerations overview;
- e) Provision of Structure Plan; and
- f) Preliminary servicing requirements.

The submission is accompanied by the following specialist studies undertaken in 2007-8:

Flora*	Regeneration Technology Pty Ltd – still relevant	Appendix 1
Geotechnical*	Landform Research – still relevant	Appendix 2
Land Capability*	Landform Research – still relevant	Appendix 2
Bushfire Management	BPP Group – June 2017	Appendix 3

* Note: These background reports were prepared for a previous application for 277 rural lots which did not proceed. The background reports remain relevant in respect to environmental and physical considerations and have been used to inform the current application.

The 2008 proposal was Amendment 11 to which the Minister refused to grant final approval on 23 December, 2013. Issues raised by the WAPC have been addressed in this Amendment Report.

A second scheme amendment was proposed in June 2016 which was supported by the local government and received approval for advertising from the WAPC.

On 14th December, 2016 the WAPC advised that the Amendment should be modified to address a number of matters.

Amendment 27 proposed the following:

- 55 x 4.0-10 ha rural residential lots;
- 1 x 47 ha rural residential lot;
- 2 x 300 ha rural residential lots;
- 1 x 5 ha service station/roadhouse lot; and
- 1 x 285 ha for an airpark/airport.

After examining the issues to be addressed from both the Amendments 11 and 27 proposals, then undertaking a bushfire risk assessment and carrying out further investigation of the potential karst landform risks, this current Amendment has been modified proposing:

- the introduction of the Rural Smallholdings zone;
- 47 x 4.0 ha-13.5 ha rural smallholdings lots;
- 1 x 46.0 ha rural smallholdings lot;
- 3 x ≈ 300 ha rural lots;
- additional restrictions on the release and development of lots within the buffer around the limestone quarry;
- subdivision conditions with respect to any lot with potential risk from subsidence or movement in areas identified with the karst risk formation. Supporting information is in Appendix 4;
- redesign of roads and the identification of building envelopes avoiding the need for clearing of vegetation. In addition there would be minimal clearing required for access, fences and firebreaks;
- providing the property market with the first rural smallholdings lots in the Shire supporting housing and lifestyle diversity;
- protecting and making available productive agricultural land for ongoing agricultural activity;
- a Bushfire Management Plan (BMP) including a Bushfire Attack Level assessment has been prepared by BPP Group Pty Ltd dated 9th June, 2017 to support the proposal. The BMP is attached in Appendix 3.

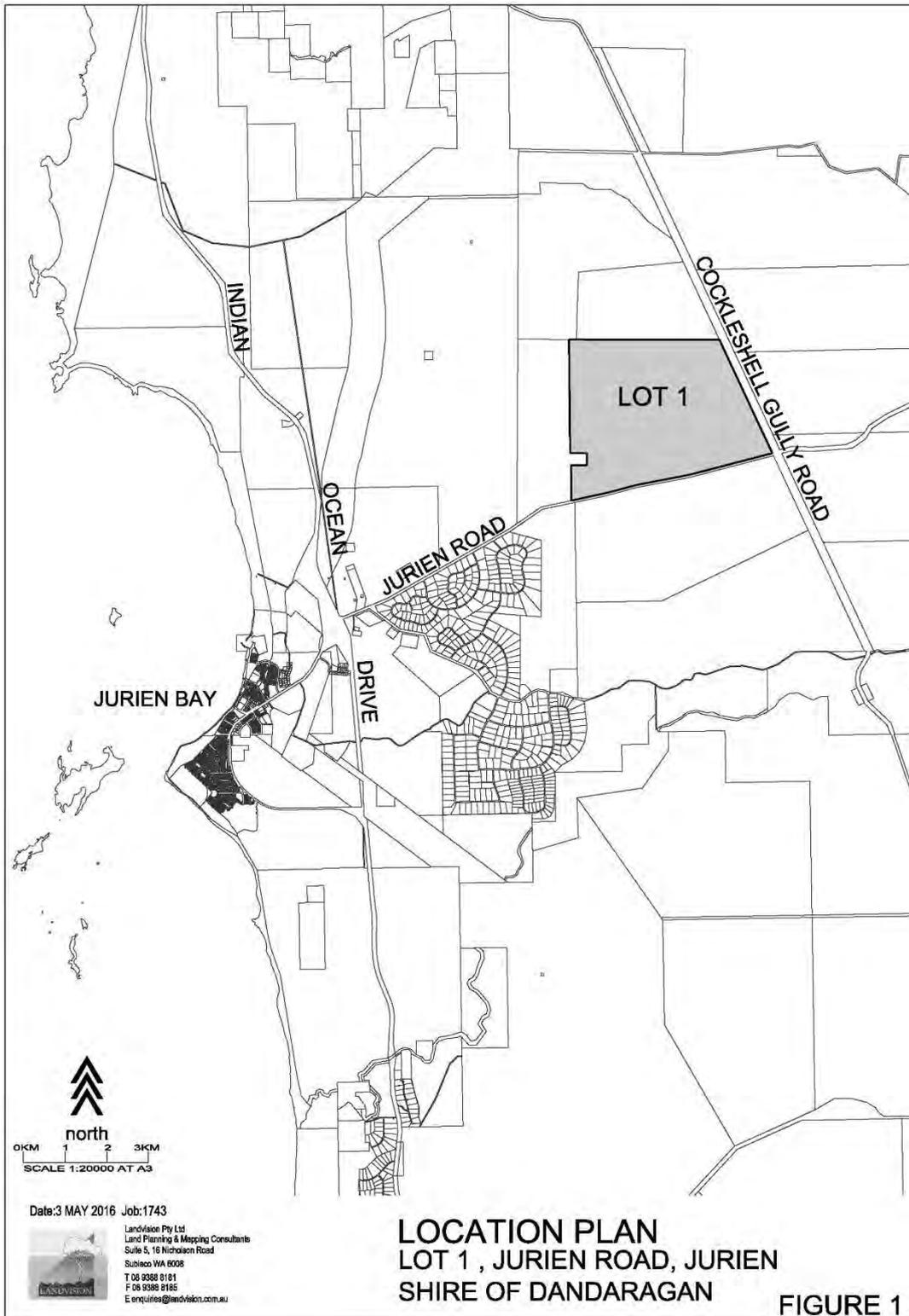
2.0 SITE DETAILS AND LOCATION

2.1 Location

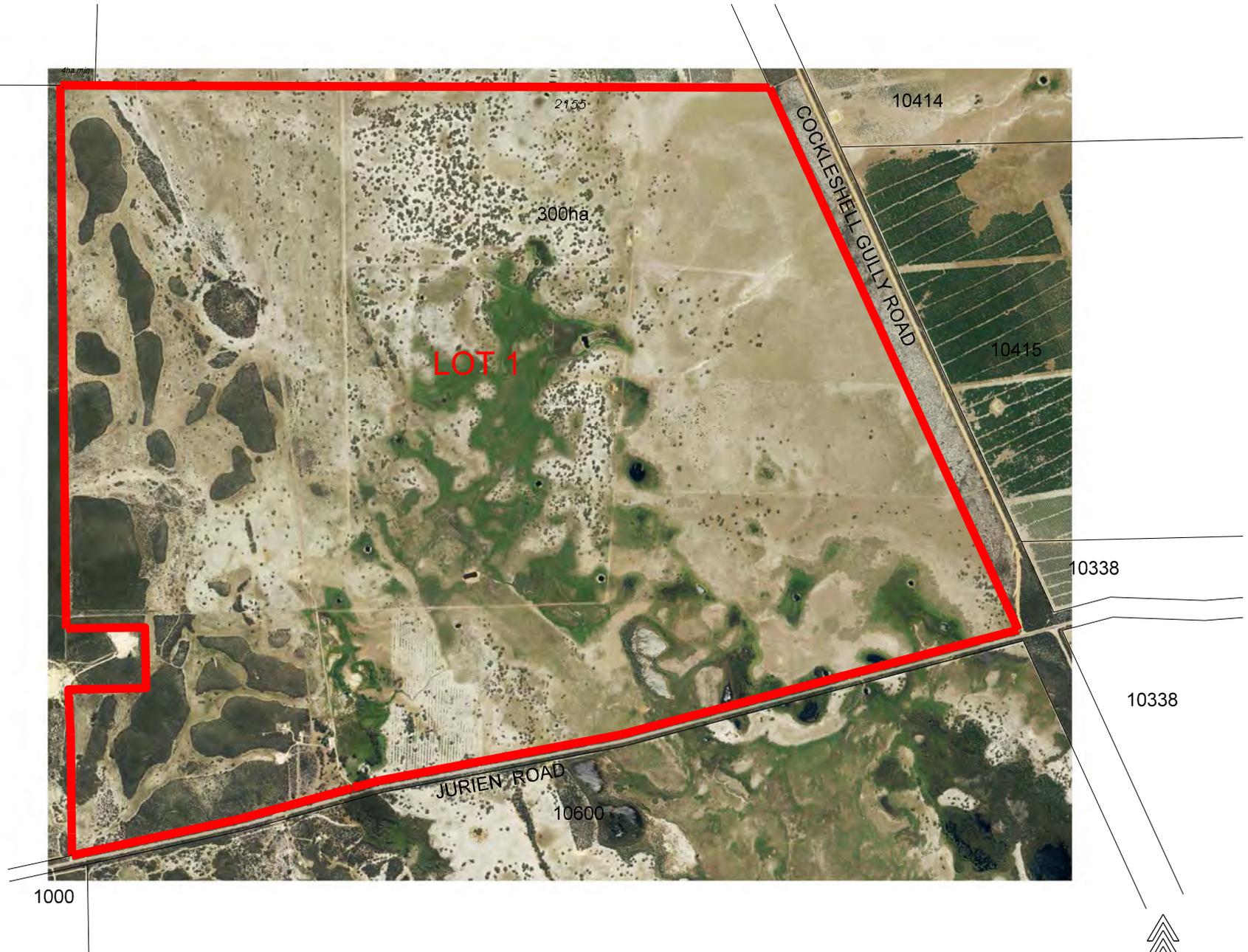
Lot 1 Jurien Road (corner of Cockleshell Gully Road) is situated approximately 10 km east-northeast of the Jurien Bay residential townsite, and 20 km west of the Brand Highway (refer Figure 1 Location Plan and Figure 2 Site Plan).

The subject land falls within the local government area of the Shire of Dandaragan, and is located approximately 257 km north of Perth.

Figure 1: Location Plan



511



Date:18 SEPT 17 Job:1743



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AERIAL PHOTO
LOT 1 , JURIEN ROAD, JURIEN
SHIRE OF DANDARAGAN

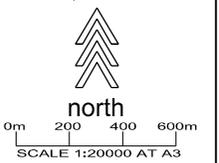


FIGURE 2

2.2 Land Ownership

The subject land is formally described as Lot 1 on Deposited Plan 45808, Certificate of Title Volume 2598 Folio 661, and is currently under ownership of David Graham Kent and has a total area of 1429.42 ha.

2.3 Land Use and Development

The land contains a residence and outbuildings with the landholding historically and currently used for broadscale farming (primarily grazing purposes).

2.4 Surrounding Land Use and Development

Aerial photography together with site inspections indicates that adjoining agricultural land use to the north, east and south of the subject land is broadscale agriculture, cropping and grazing (refer Figure 3). In recent times a small portion of the western boundary of the subject land has been excised and used for limestone extraction, which is operating at a minor level. Immediately west is a strip of intact remnant vegetation.

A 'Parks and Recreation' reserve managed by the Department of Parks and Wildlife is located further west of the subject land. Immediately to the south west are the Alta Mare and Jurien Bay Heights rural residential estates.

3.0 PLANNING AND ENVIRONMENTAL FRAMEWORK

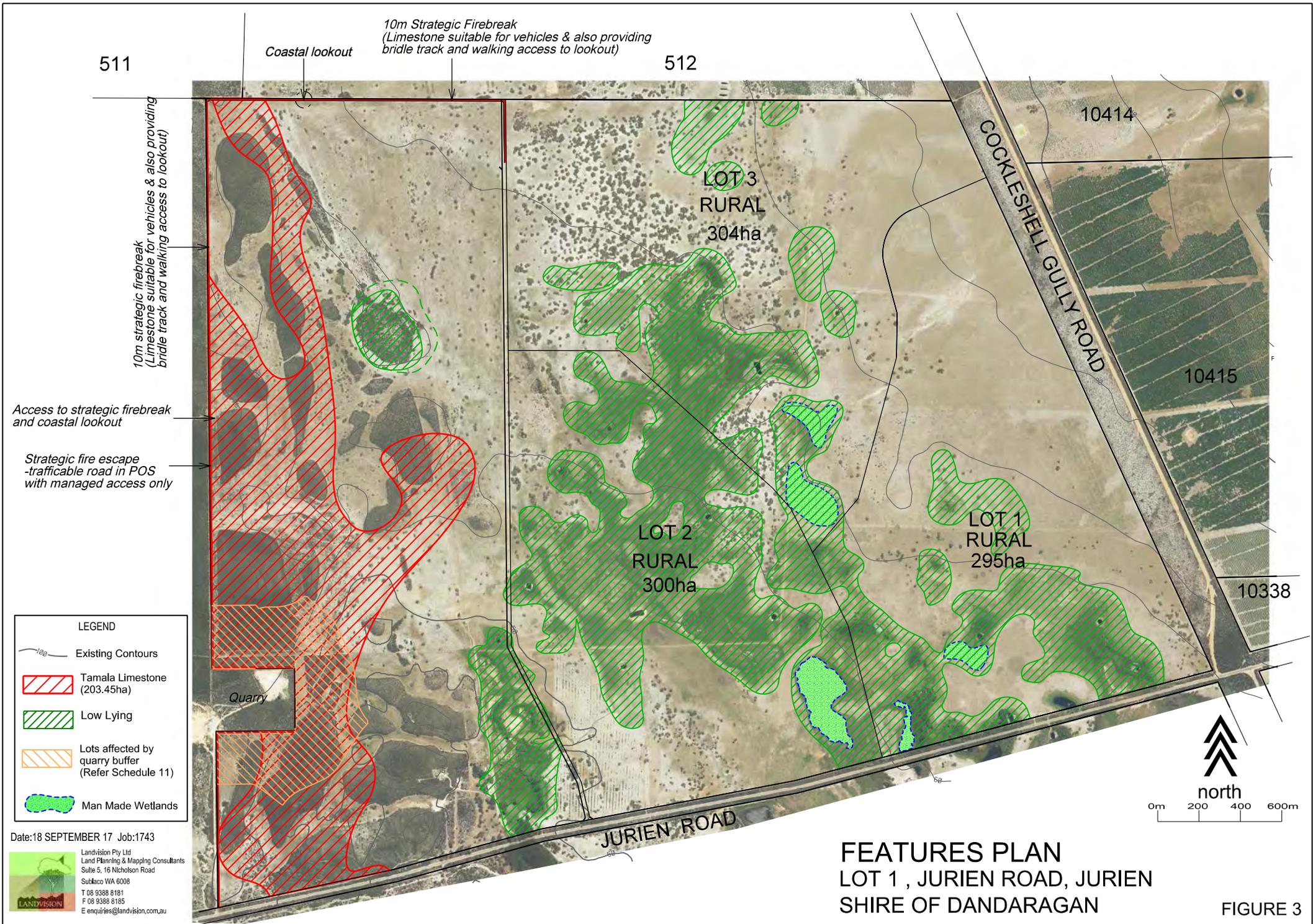
3.1 State Wide Policies and Strategies

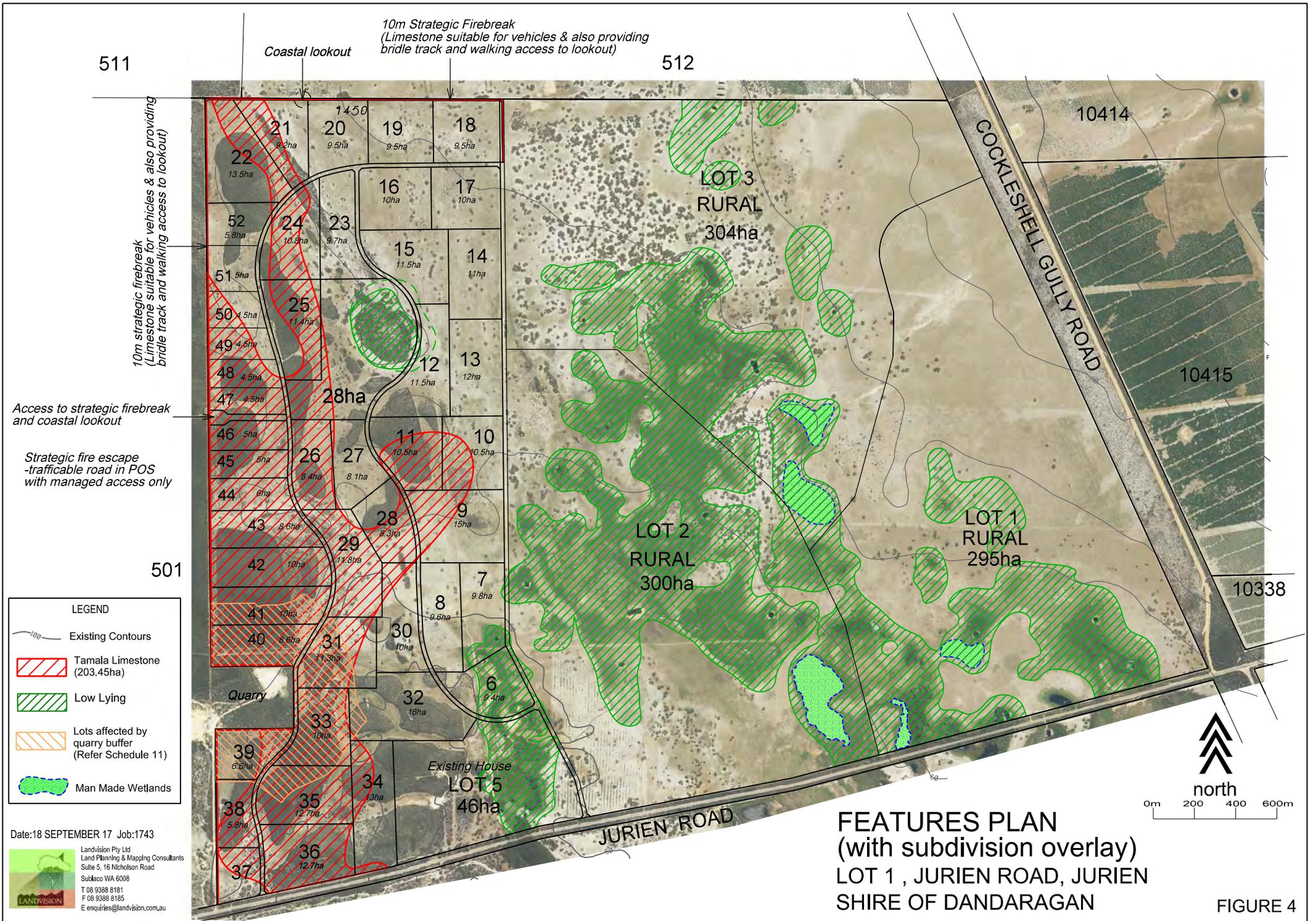
3.1.1 The WA State Sustainability Strategy

The Western Australian State Sustainability Strategy, released by the Western Australian Government in 2003, outlines a vision for the quality of life in Western Australia.

The Strategy outlines seven foundation principles, of which four relate directly to land use and development, being:

- Biodiversity and ecological integrity – Sustainability recognises that all life has intrinsic value and is interconnected, and that biodiversity and ecological integrity are part of the irreplaceable life support systems upon which the earth depends;
- Settlement efficiency and quality of life – Sustainability recognises that settlements need to reduce their ecological footprint (i.e. less material and energy demands and reduction in waste), while they simultaneously improve their quality of life (health, housing, employment, community);





511

Coastal lookout

10m Strategic Firebreak
 (Limestone suitable for vehicles & also providing
 bridle track and walking access to lookout)

512

10m strategic firebreak
 (Limestone suitable for vehicles & also providing
 bridle track and walking access to lookout)

Access to strategic firebreak
 and coastal lookout

Strategic fire escape
 -trafficable road in POS
 with managed access only

501

LEGEND

- Existing Contours
- Tamala Limestone (203.45ha)
- Low Lying
- Lots affected by quarry buffer (Refer Schedule 11)
- Man Made Wetlands

Date: 18 SEPTEMBER 17 Job: 1743

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COCKLESHELL GULLY ROAD

JURIEN ROAD



north

0m 200 400 600m

FEATURES PLAN (with subdivision overlay)
LOT 1, JURIEN ROAD, JURIEN SHIRE OF DANDARAGAN

FIGURE 4

- Community, regions, 'sense of place' and heritage – Sustainability recognises the significance and diversity of community and regions for the management of the earth, and the critical importance of 'sense of place' and heritage (buildings, townscapes, landscapes and culture) in any plans for the future; and
- Net benefit from development – Sustainability means that all development, and particularly development involving extraction of non-renewable resources, should strive to provide net environmental, social and economic benefit for future generations.

Broadly the proposal complies with the above principles for the following reasons:

- a) As outlined below, environmental protection and management will be key features of the proposal and represents a significant net benefit to the community;
- b) Compared to the ecological foot print of the current use, the proposal will result in significantly less environmental impact, particularly in relation to nutrient loadings and carbon dioxide emissions;
- c) A key objective of the development is to be environmentally responsive by working with the landform and where practicable the conservation of the natural environment by avoiding the need for clearing of vegetation and protecting specific areas of avian habitat.

Overall, it is considered that the proposal represents a 'best practice' response to these principles and therefore provides compelling support for the development.

3.1.2 State Planning Strategy

The State Planning Strategy, released by the Western Australian Planning Commission (WAPC) in 2014, provides a strategic guide for land use planning through to the year 2050, for the entire state of Western Australia.

The Strategy is premised on a number of principles that are intended to be transferred into the preparation of regional strategies and statutory region schemes to guide land use and achieve the broader objective of sustainability, whilst accommodating population growth.

The principles relevant to the subject land are:

- Environment – conserving the State's natural assets through sustainable development.
- Community – enabling diverse, affordable, accessible and safe communities.
- Economy – facilitating trade, investment, innovation, employment and community benefit.
- Infrastructure – ensuring infrastructure supports development.

For this project, as with the State Sustainability Strategy, the ability to address the matters in a holistic sense will set the context for agency support. Both the State and local governments will be looking for solutions to coordinate development of the area in a manner that not only deals with servicing and environmental constraints, but also considers community creation and employment generation as part of the broader social and economic needs.

3.1.3 Central Coast Regional Strategy

The Central Coast Regional Strategy (CCRS) was released by the Western Australian Planning Commission in 1996 and provides a strategic land use plan for the development and protection of land between Guilderton and Dongara, from the coast to the Brand Highway.

The strategy identifies the subject land as falling within the E7, E9 and E10 planning units. The E7, E9 and E10 planning units are generally made up of private rural landholdings, some of which are affected by Mining and Petroleum Act tenements. Sandy soils, wetlands and cleared/partially cleared vegetation characterise the environmental features of the area. The Central Coast Regional Strategy provides a summary of each planning unit with respect to physical/environmental characteristics, land uses, and major planning considerations, whilst also providing a set of planning and management guidelines to guide the future use and development of land holdings within each unit.

The Strategy has a number of general points regarding development, per se, in Jurien Bay that have a bearing on the proposal:

- a) Since 1977 Jurien Bay has been recommended as a priority for expansion and is nominated as the main centre for the region and a sub-regional centre in the State Planning Strategy;
- b) Jurien Bay is at the top of the development hierarchy and is well serviced, including having a fishing boat harbour and aerodrome. There should be ‘an emphasis and promotion of Jurien Bay as a major service centre’ and that efforts should be made to ensure that sufficient land is made available;
- c) Support for the continuation of the coastal road between Lancelin and Green Head. Indian Ocean Drive has now been completed, shortening the travelling time between Perth and Jurien Bay to approximately 2 hours from the Perth Central Business District and resulting in an increase in tourist activity and use of accommodation within the Shire;
- d) Recognition of the continuing pressure for development in sensitive and fragile coastal foredune areas; *This lot is a stable landform, removed from the coastal foredunes and secondary dunes which may remove some of this “pressure”;*
- e) Growing demand for residential and associated landuses and the need for roads linking coastal towns; *This development will diversify the range of residential and*

rural living opportunities but will have little or no impact on the coastal road infrastructure;

- f) Recommendations that rural residential development near existing townsites that do not restrict options for residential expansion should be encouraged; *Development of Lot 1 will not restrict residential options;*
- g) Promotion of economic diversification beyond fishing and agriculture to include tourism, mineral and petroleum development, horticulture, wildflower harvesting, agro-forestry, aquaculture and other uses which will increase demand for employee housing in the region. Further, market gardens are being displaced from Perth and relocating into other regions including the Central Coast; *The three 'Rural' lots will provide opportunities for economic diversification and the rural smallholdings will provide the opportunity for boutique crops and manufacturing of agricultural produce and other small-scale enterprises suited to the rural lifestyle;*
- h) The Strategy reveals that the Jurien Bay population almost doubled between 1981 and 1991 and highlights 'hidden population numbers'. *The 2015 estimated population from the BSS for the Shire is 3253 with a growth of 1% per year;* and
- i) Further to the above, the Strategy recognises that Census figures (undertaken in winter) create anomalies as the population may double at peak fishing and tourist times with much of the holiday accommodation being single residences, not designated, purpose designed tourist accommodation. Many are second residences for people from Perth and inland agricultural areas and are occupied for a significant part of the year.

For these reasons, the Strategy nominates and promotes Jurien Bay as the major growth centre for the region. The subject land is ideally placed to satisfy the demand for rural smallholdings land arising from the abovementioned growth factors.

3.1.4 State Planning Policy 2.5 Rural Planning (December 2016) and DC 3.4 Subdivision of Rural Land (December 2016)

State Planning Policy 2.5 Rural Planning (December 2016) (SPP 2.5) applies to all rural land in Western Australia, and is to be read in conjunction with DC Policy 3.4 Subdivision of rural land (December 2016) (DC 3.4).

The key objectives of DC 3.4 are to:

- a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- b) provide investment security for existing and future primary production and promote economic growth and regional development on rural land for rural land uses;
- c) outside of the Perth and Peel planning regions, secure regionally significant basic raw material resources and provide for their extraction;

- d) provide a planning framework that considers rural land and land uses comprehensively, and facilitates consistent and timely decision-making;
- e) avoid and minimise land use conflicts;
- f) promote sustainable settlement in, and adjacent to, existing urban areas; and
- g) protect and improve environmental and landscape and water resources assets.

To achieve the above objectives the planning concept has been prepared using the following guidelines specific to this proposal.

1. Plan and provide for rural lifestyle settlement where it can:
 - (a) benefit and support existing communities; and
 - (b) have access to appropriate community services and infrastructure.

2. Minimise the potential for land use conflict by:
 - (a) providing adequate separation distance between potential conflicting land uses;
 - (b) introducing a plan with management requirements that protect existing agricultural land uses;
 - (c) identify areas, if there are any, that are suitable and capable for intensive agricultural pursuits as agricultural priority areas; and
 - (d) avoid locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas.

3. Carefully manage natural resources by:
 - (a) discouraging development and/or subdivision that may result in land or environmental degradation;
 - (b) integrating land, catchment and water resource management requirements with land use planning controls;
 - (c) assisting in the wise use of resources including energy, minerals and basic raw materials;
 - (d) preventing land and environmental degradation during the extraction of minerals and basic raw materials; and
 - (e) incorporating land management standards and sequential land use change in the land use planning and development process.

Protection of Agricultural Land

The primary objective of the policy is to protect the State's stock of agricultural land for local food production and export. On this basis the policy does not support fragmentation or subdivision of productive land.

The subject land however, is not identified as 'Priority Agriculture' by the SPP 2.5 or prime agricultural land in any other planning related document. Given these facts, development of portion of the land for rural smallholdings subdivision has no bearing upon existing stocks of prime agricultural land. Furthermore, there is little or no likelihood that the land will be identified as a priority agricultural area in the future for the following reasons:

- a) Apart from small scattered areas, the land does not exhibit high capability for agriculture;
- b) Recently the Department of Water (DoW) prepared the draft and subsequent final 'Jurien Water Reserve Drinking Water Source Protection Plan'. In this Plan the subject land is within the Jurien Wellfield Recharge Area but has been removed from a Priority 2 water source protection area and therefore does not have the limitations on the use of the land for intensive forms of agriculture which would apply in a P2 area however, intensive agriculture would be a discretionary use requiring appropriate nutrient and groundwater management; and
- c) As outlined in the accompanying Land Capability and Geotechnical Report (Appendix 2), rural residential including rural smallholdings uses exhibit less of an environmental impact than agricultural uses, including the existing agricultural use.

Impact upon existing settlements

A key objective of the policy is to ensure that new rural residential or rural smallholdings development is located within proximity of existing centres. There are two reasons for this objective. Firstly, additional population can support existing services and infrastructure, and secondly there is need to ensure that residents of new development have sufficient access to services.

Given that the land is approximately 10 kilometres from Jurien, subdivision of the subject land provides a real opportunity to provide additional permanent and semi-permanent population which can support the provision of existing services and infrastructure and potentially give rise to the expansion of such services to the benefit of the broader community.

It is also important that future residents have ready access to key services and infrastructure and are not unduly reliant upon unsustainable modes of transport to access such services. Similarly, the creation of remote settlements can pose a significant cost impost upon various servicing agencies including local government. By the standards of rural and regional Western Australia, the land is within an easy driving distance of Jurien Bay via good quality roads. It is the same distance from the town centre to Lot 1, the subject land, as it is to the rural residential zone south of Hill River.

Carefully manage natural resources

As outlined above, this Amendment Report is accompanied by a Geotechnical and Land Capability Report which verifies that the land is capable of being subdivided without undue environmental impact. Additionally, the proposal incorporates other features that will seek to conserve the natural environment including:

- a) A road network that complements the topography of the landscape so as to reduce the need for earthworks and associated clearing;

- b) Lot size and configuration to reflect the environmental opportunities and constraints of the landscape, ie. larger Rural lots in low lying areas; and
- c) Requirement for building envelopes to reduce clearing of remnant vegetation.

Based upon the geotechnical analysis, the proposed road configuration is broadly aligned with the natural pattern of drainage which currently exists over the land. It is expected that the road and drainage network will assist in the local recharge of underlying groundwater systems and associated wetlands onsite. On this basis the subdivision and resultant development of the land will have little or no impact upon adjoining land.

3.1.5 Bushfire Management

The 'Planning for Bush Fire Protection Guidelines' (WAPC, 2010) have been reviewed and a new 'State Planning Policy 3.7 Planning in Bushfire Prone Areas' (SPP 3.7) has been gazetted (December 2015). SPP 3.7 assists in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire prone areas.

A key consideration when planning for subdivision in rural areas is to seek to ensure adequate fire protection for new subdivisions and related developments through proper strategic land use planning, good subdivision layout, and development criteria which ensure the least possible exposure to damage by fire and the best possible response should fire occur.

The objectives of this policy are to:

1. Facilitate the avoidance of placing people, property and infrastructure in areas of extreme bushfire risk.
2. Reduce vulnerability to bushfire through the identification and assessment of bushfire hazards and risk in decisions at all stages of the planning process, including strategic planning, regional and local planning schemes, and structure planning through to subdivision and development.
3. Ensure that subdivision, development and land use proposals take into account bushfire protection requirements and include specified fire protection measures, especially over land that has or will have a moderate or extreme bushfire hazard level, and/or land where construction standards of BAL-12.5 and above apply.
4. Achieve a responsible and balanced approach between bushfire risk management measures and landscape amenity and biodiversity conservation objectives.

Given the location of the land, planning for fire prevention is a key consideration for the land's future subdivision and development. Accordingly, the design of fire breaks and roads (i.e. road length, entry and exit points, etc.) will need to be consistent with the provisions of SPP Policy 3.7.

A Bushfire Management Plan (BMP) has been prepared to inform the Structure Plan, identify any modifications and to advise on any necessary rezoning, subdivision and development requirements. The BMP is included in full as Appendix 3.

3.1.6 Statement of Planning Policy No. 2.4 'Basic Raw Materials'

Statement of Planning Policy 2.4 was gazetted by Government in July 2000. Among other things, the objectives of the policy are to protect basic raw materials.

The subject land is located outside the application of the policy area, however the plan will seek to accommodate and not restrict the adjacent quarry operations, which occur occasionally.

3.2 Local Planning Framework

3.2.1 Local Planning Strategy

The Shire of Dandaragan has an endorsed Local Planning Strategy (L.P.Strategy). Under Section 5.4 Potential Sites, several sites/precincts were identified in proximity to Cervantes and Jurien Bay as being suitable for rural living purposes. The sites or precincts each contain one property which would have land use change managed in sustainable stages and subject to demand. (See Figures 5 and 6)

The subject land is identified in Section 7.3, Planning Unit 2 – Coastal Hinterland which includes Cockleshell Precinct comprising Lot 1, Location 10599, Jurien Road, Jurien Bay which at that time was subject to an amendment which did not proceed.

The following is an extract from the L.P.Strategy which discusses the subject land, its future potential and planning considerations.

Cockleshell Precinct - Lot 1, Location 10599, Jurien Road, Jurien Bay

<i>Area</i>	<i>1429.2172 ha</i>
<i>Current Zoning</i>	<i>Rural</i>
<i>Current Land Use</i>	<i>Rural</i>
<i>Vegetation</i>	<i>Predominantly Banksia Woodland with a wedge of Hakea Dryandra Heath Scrub Heath in the north east corner of the site.</i>
<i>Rural Planning Precinct</i>	<i>The site is covered by the Bassendean precinct along the western boundary, the Bassendean precinct, and the Yerrahmullah precinct along the eastern boundary, which is characterised as,</i> <ul style="list-style-type: none"> <i>• containing areas of clay in reasonable proportions which ensures that both extensive and intensive agriculture are possible, and</i> <i>• having a thin mantle of aeolian yellow sand either covering or mixing with local soils.</i>
<i>Special Considerations</i>	<i>In the Scheme the land lies within the Bassendean Precinct Special Control Area. Consideration must be given to the good quality ground water</i>

	<p><i>found in the Bassendean system, which covers the central part of the site. This ground water is susceptible to pollution, eutrophication and salination from inappropriate land uses such as waste disposal and excessive fertiliser use. Any impacts to groundwater could affect the quality of the domestic water supply to existing and future urban areas in Jurien Bay. The protection of this ground water must be considered when planning for this site.</i></p> <p><i>Consideration must be given to the implications of the mining occurring on the property immediately to the west and possible mining on the property.</i></p> <p><i>Rural living subdivision may only occur where the application can satisfy the decision- making authorities that the land use can occur and be managed to protect the quality of water and other environmental attributes of the area. The applicant will also have to provide evidence to the satisfaction of the WAPC to justify the timing of rezoning, subdivision and land release.</i></p>
Potential Lot Yield	300 lots
Stage for Development to Proceed	To be determined

3.3 Statutory Planning Framework

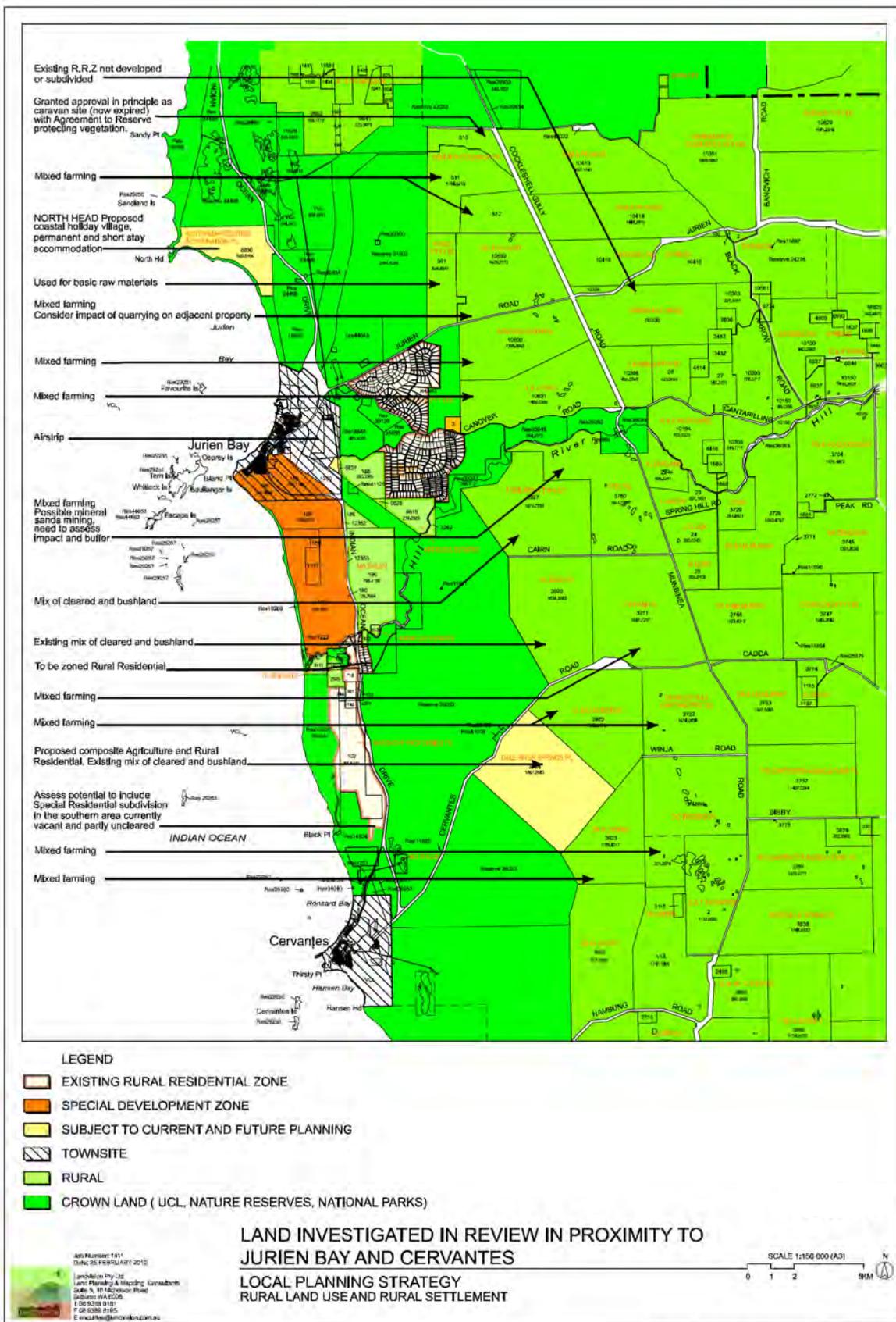
3.3.1 Shire of Dandaragan Town Planning Scheme No. 7

The Shire of Dandaragan Town Planning Scheme No. 7 ('the Scheme') is the current district level local planning scheme governing land use and development within the Shire's boundaries. The Scheme defines the future use of land, dividing it into a number of local zones and reservations and including provisions that have legal effect.

Rural Zone

Lot 1 Jurien Road is currently zoned 'Rural' under the Scheme. According to the current scheme text, the function of the 'Rural' zone is:

"...to ensure that major non-urban/industrial development can be controlled and that the rural economy and environment is protected. Council will not apply the provisions of the scheme to normal farming activity but rather will use the Scheme, where appropriate, to protect farming areas and activities. A number of non-farming rural uses may be permitted in the zone, and Council will only allow such uses where it is satisfied that the rural economy and environment will not be adversely affected and that undue pressures on roads and other infrastructure will not arise."



Date: 3 MAY 2016 Job:1743

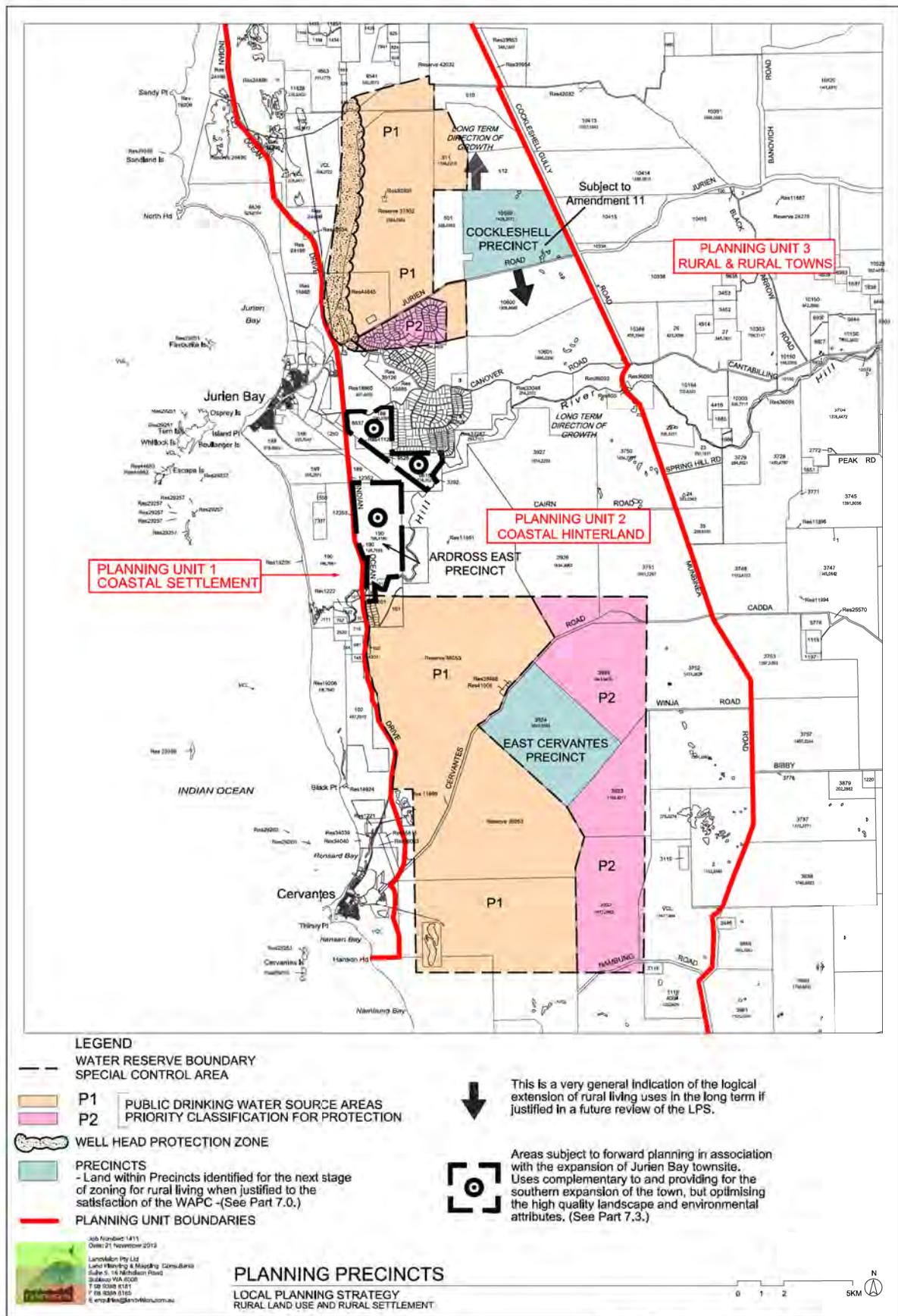


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EXTRACT FROM LOCAL PLANNING STRATEGY LAND INVESTIGATED IN PROXIMITY TO JURIEN BAY AND CERVANTES

LOT 1 , JURIEN ROAD, JURIEN
SHIRE OF DANDARAGAN

FIGURE 5



Date: 3 MAY 2016 Job:1743



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EXTRACT FROM LOCAL PLANNING STRATEGY PLANNING PRECINCTS

LOT 1, JURIE ROAD, JURIE
SHIRE OF DANDARAGAN

FIGURE 6

The proposed Rural Smallholdings subdivision is inconsistent with the 'Rural' zoning. Accordingly, a scheme amendment would be required to rezone the land from its current zoning to 'Rural Smallholdings'.

Bassendean Precinct Special Control Area

The land is included within the Bassendean Precinct Special Control Area (SCA). The objectives of the SCA are outlined as follows:

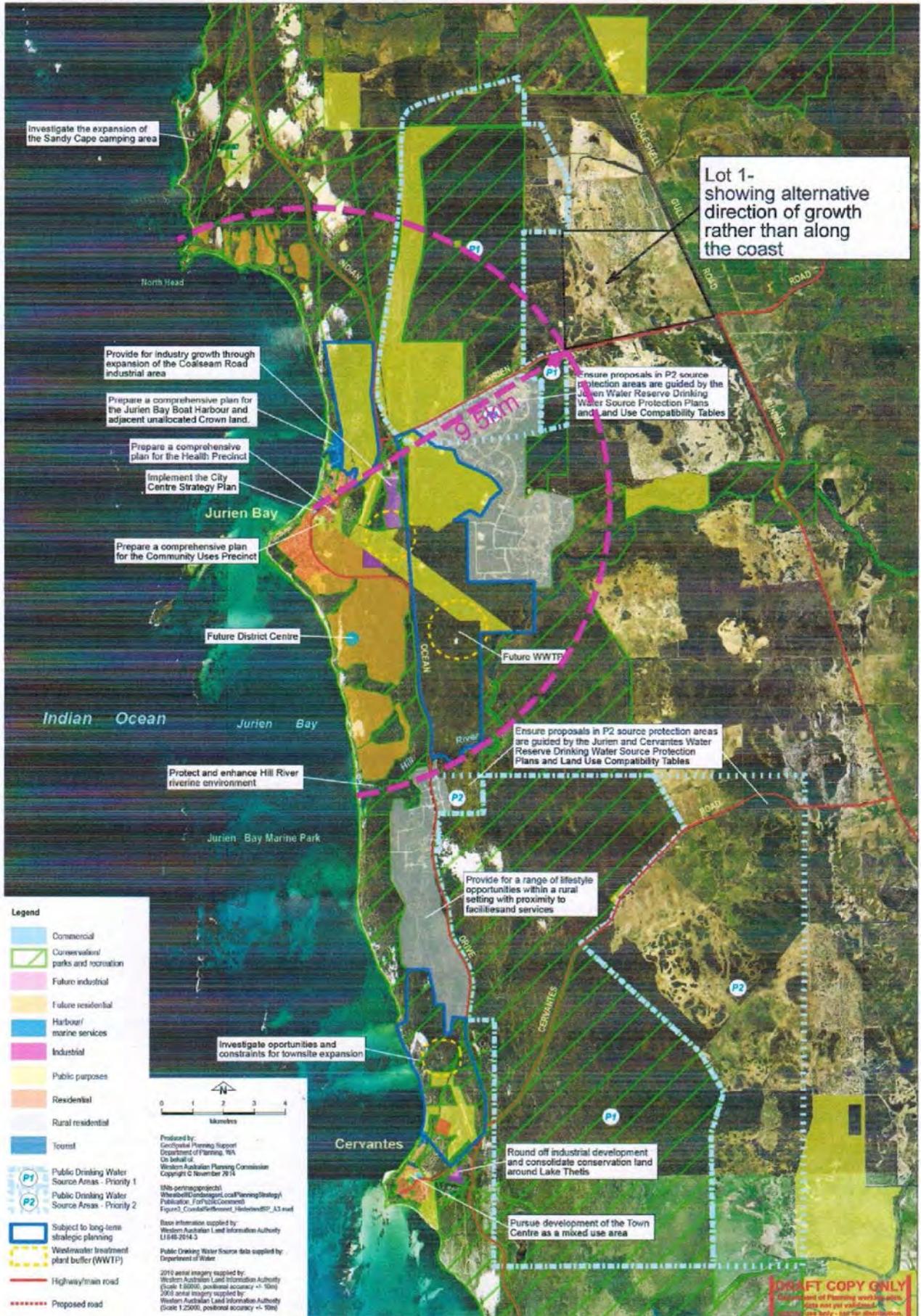
- a) To preserve the ecological values of the Bassendean Precinct and interrelated wetlands;
- b) To avoid development and land uses which would negatively impact on the environmental values of the area;
- c) To ensure that future land use in the area, including agriculture, mining and recreational activities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

Nutrient enrichment is a key consideration in the environmental management of wetland systems associated with the SCA. The proponent has commissioned *Landform Research* to undertake a land capability and geotechnical assessment of the land (Appendix 2). The assessment includes a comparative analysis of nutrient loading for intensive agriculture, broad acre agriculture and rural residential development. In terms of the above objectives, the proposal may have a similar (or less) impact to the current rural use.

In view of showing that the nutrient enrichment resulting from rural residential development with appropriate land use and management practices would be similar to that of rural land use, the proposal may be supported by the local government. Now that the proposal has been reduced in intensity to a lower density Rural Smallholdings zone comprising only 48 lots, reducing nutrient enrichment and with provisions to require ATUs when necessary. This is contrary to the Scheme provision of a presumption against subdivision but it is argued that the change is justified.

3.4 Draft Shire of Dandaragan Local Planning Strategy December 2016

The existing 'Local Planning Strategy' (see 3.2.1) for 'Rural Land Use and Rural Settlement' was adopted in December 2012. As discussed earlier in this report the subject land was identified for closer subdivision with a potential yield of 300 lots.



Coastal Settlement and Coastal Hinterland Strategy Plan- Extract from LPS



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POTENTIAL ALTERNATIVE DIRECTION OF GROWTH
LOT 1, JURIEN ROAD, JURIEN
SHIRE OF DANDARAGAN

FIGURE 7

The subject land is proposed to remain Rural in the draft Local Planning Strategy which is currently having submissions reviewed following advertising (as at June 2017). In the draft LPS December 2016 the whole of the future growth for residential and rural-residential uses is directed along the coast and all within 2 km of the coast between Jurien Bay and Cervantes. In Figure 7 this settlement strategy is shown, but it also shows Lot 1 as providing potential for growth to the east to provide a more consolidated and conventional settlement pattern. The figure also shows that the rural residential subdivisions south of Hill River are the same distance from Jurien Bay as the subject land. Development close to Hill River is even further from the town of Cervantes than the subject land is from Jurien Bay without appearing to cause servicing or logistical concerns.

While not challenging the direction of growth as proposed along the coast it does indicate that development to the east (for the subject land) would be complementary to the draft settlement pattern, and give support to the servicing of Alta Mare and Jurien Heights. In the very long term it would ensure a more robust and compact settlement pattern for Jurien Bay. It is argued that not everyone wants to live by the coast and low density development stretching in a narrow strip along the coastal has many long established dis-advantages albeit a popular lifestyle. The subject land offers an alternative, close to services, community facilities, and infrastructure while being sheltered from the salt-laden, westerly and south-westerly winds in a most scenic and desirable location.

The subject land also would offer larger lots with a potential for rural lifestyle activities not possible on the smaller coastal lots, and be the only ‘Rural Smallholdings’ in the Shire adding to the range and diversity of rural living opportunities.

4.0 SCHEME AMENDMENT PROPOSAL

It is proposed to amend the Scheme to:

- a) Introduce the ‘Rural Smallholdings’ zone into the Scheme and to include portion of the land within the ‘Rural Smallholdings’ zone in order to facilitate rural smallholdings subdivision;
- b) Support the creation of three ‘Rural’ zoned lots on the land most capable for agriculture.
- c) Introduce a schedule of site specific development and subdivision provisions in Schedule 10 as part of preparing and having endorsement of a Structure Plan in order to ensure that development is in accordance with the requirements of the local government and WAPC.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 Background

The subject land lies on the northern side of Jurien Road straddling a swale between limestone hills in the west and low hills in the east.

The site was cleared in 1970 with the current land use being cattle grazing with some broadscale cropping to support the cattle. Much of the western part of the subject land has only been cleared in the last ten years.

5.2 Site Description

The site consists of pasture land with scattered patches of remnant vegetation, mainly in the west and through a central swale area.

The subject land is one of the closest privately owned and cleared lots to Jurien Bay townsite. It is surrounded by agricultural land but is the second lot to the east of the National Park that encloses the eastern part of the Jurien Bay townsite.

The central swale, which holds pasture through into summer, is attractive and unusual in the Jurien area where pasture normally browns off quite quickly in spring.

A small indentation on the western boundary is an infrequently used limestone quarry.

The site drops from a limestone based ridge in the west at elevations of up to 90 metres AHD on the western third of the lot. The central third of the land is flatter and rises gently from 50 metres on the southern boundary to 70 metres on the northern boundary.

The eastern third rises as a low gentle rising sand ridge to elevations of 90 metres.

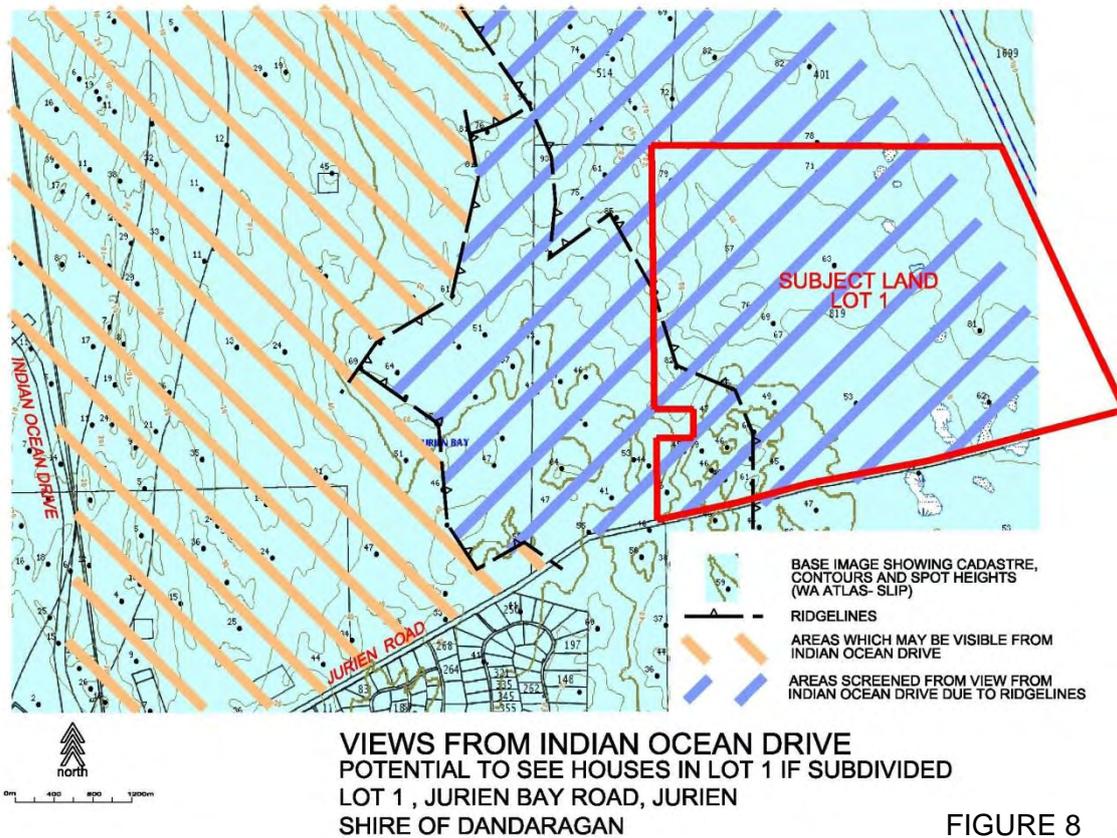
5.3 Topography

The topography also provides for interesting visual relief throughout the site creating opportunities to vary the location of future dwellings in response to the environment. Furthermore topographic variation creates opportunities to hide or visually incorporate development within the landscape thereby contributing to the character of the estate.

Figure 8 shows the location of the land west of Indian Ocean Drive and shows two prominent ridgelines on Lot 1 and the land west of Lot 1 which have the potential to minimise the number of buildings (if any) which can be seen from the Indian Ocean Drive.

The WAPC has released the Indian Ocean Drive Planning Guidelines (March 2014) which sets out broad guidelines for location, siting and design of development in the locality of Indian Ocean Drive. See Figure 8.

Figure 8: Views from Indian Ocean Drive



The Indian Ocean Drive Planning Guidelines (March 2014) identifies a number of significant views including:

"Immediately north of Jurien Bay; views inland across 'amphitheatre' to ridge that overlooks town of Jurien Bay."

The three key objectives regarding visibility of development from Indian Ocean Drive which we will observe and incorporate into subdivision and development conditions are for development to be:

- in-evident from the road;
- be visible but 'blend' with its setting; or
- comprising a prominent feature along the road (which is not applicable in this case).

A general condition to be incorporated into the Scheme Amendment will be that "all development must be consistent with the WAPC's 'Indian Ocean Drive Planning Guidelines March 2014'".

Based upon our assessment of the topography, the majority of the lots are east of a ridge which passes through the south-west corner of Lot 1 and continues north to the west of Lot 1. This ridgeline effectively screens the majority of the lots and potential housing or other development on these lots from Indian Ocean Drive.

Further west again another ridgeline that is approximately 50 metres AHD will be higher than and therefore screen the development on those lots west of the ridge within Lot 1.

There are only 11 lots in the south-west corner of Lot 1 which may allow development to be exposed and specific conditions may be applied to these lots to guide siting and design of future development with the purpose of retaining the rural and natural landscape visible from Indian Ocean Drive in particular.

5.4 Remnant Vegetation

A flora assessment was undertaken by Regeneration Technology Pty Ltd. The assessment concluded that no rare or endangered flora was present onsite. Nevertheless, it was noted that some parts of the site contained fine stands of remnant vegetation comprising of a range of species.

Where practicable, the retention of remnant vegetation will be a key objective of the development. In a number of ways the proposal will seek to reduce clearing of remnant vegetation via development and land use controls, lot and road orientation. The proponent has been rehabilitating areas, particularly at the entrance of the estate and around key artificial wetland features. Much of the replanting of these areas has been completed and revegetation has been very successful.

It is also noted in the report that rural living development presents a significant opportunity to conserve remnant vegetation. The assessment is useful in that it identifies a range of native vegetation species onsite. This will greatly assist in determining suitable native plant species for landowners who choose to rehabilitate other areas.

A copy of the assessment prepared by Regeneration Technology Pty Ltd is attached at Appendix 1.

In its submission on a previous proposal in 2011 the then Department of Environment and Conservation provided advice regarding the clearing of vegetation and protection of the habitat for the Carnaby's Black Cockatoo.

Appropriate provisions will be included in Schedule 10 consistent with the following information.

There is a mature population of *Eucalyptus camaldulensis* (River Gum) along the southern boundary of Lot 1 which is a known roosting and potential nesting site for endangered Carnaby's Black Cockatoo. Lots within this area, in particular within the boundaries along Jurien Road, which contain the subject trees, being proposed Lot 5 has been retained as a relatively large lot making it more practical to protect the vegetation.

A condition of subdivision should be imposed to protect these River Gums to assist in maintaining the habitat of the Black Cockatoos.

Although there is a general provision to protect vegetation and normal clearing of vegetation approvals are required it is recommended that a specific condition be required as follows:

“Any proposed clearing of River Gums on Lot 5 will require specific local government and Department of Environmental Protection approval.”

5.5 Bassendean Soils and Associated Wetlands

The land is included in the Bassendean Precinct Special Control Area (‘SCA’ see part 3.3.1). A key objective of the SCA is the protection of wetlands and associated groundwater systems from nutrient enrichment.

Typical of the Bassendean unit, the site contains areas of perched ground water (mainly in the centre), in a number of locations which is typically located above an impermeable layer or band of clay. In some areas, particularly at the end of the winter period, water breaches the surface to form minor soaks and/or damp areas. Over the years some of these areas have been modified to form dams or soaks for watering of stock. As such, these dams are artificial features which do not constitute *bona fide* wetlands per se. Unlike other locations, some of these dams and soaks contain water year round and are an enduring feature of the landscape. The intent is to preserve these artificial soaks as key features which are being and will continue to be rehabilitated as part of the subdivision process.

Nutrient management is a key consideration with respect to soaks and associated groundwater systems. In particular consideration must be given to the impacts of phosphorous and nitrogen which are prominent in the contamination of wetlands in rural areas. The report prepared by Landform Research clearly demonstrates that the nutrient production from rural living development is actually less than the current broadscale agricultural use and is significantly less than horticulture. The findings are outlined as follows:

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
Estimated average current stocking rate over the sand ridges at 2.5 DSE per hectare	26.5 kg/N/ha/year	3.65 kg/P/ha/year	Unlikely to be nutrient export
Estimated average current stocking rate over the central summer pasture at 5 DSE per hectare	53 kg/P/ha/year	7.3 kg/P/ha/year	Unlikely to be nutrient export
Likely nutrient input after subdivision to four hectare lots. Nutrient adsorbing waste- water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden and one horse per lot.	20.75 kg/N/ha/year	5.02 kg/P/ha/year	Lower nutrient loading, unlikely to be any increased nutrient impacts. Complies with Priority 2 PDWSA Areas and Government Draft Country Sewerage Policy. The keeping of a horse will only be recommended on land already cleared and sown to

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
			pasture, This scenario is most likely on the central summer pasture area.
Likely nutrient input after subdivision to four hectare lots. Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	4.75 kg/P/ha/year	1.15 kg/P/ha/year	Lower nutrient loading, unlikely to be any increased nutrient impacts. Complies with Priority 2 PDWSA Areas and Government Draft Country Sewerage Policy.
Likely nutrient input after subdivision to two hectare lots. Conventional septic system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	15.5 kg/N/ha/year	4.8 kg/P/ha/year	Lower nutrient loading, unlikely to be any increased nutrient impacts. Complies with Priority 2 PDWSA Areas and Government Draft Country Sewerage Policy. This scenario is most likely on western sand ridge.
Likely nutrient input after subdivision to two hectare lots. Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	9.5 kg/N/ha/year	2.8 kg/P/ha/year	Lower nutrient loading, unlikely to be any increased nutrient impacts. Complies with Priority 2 PDWSA Areas and Government Draft Country Sewerage Policy.
Likely nutrient input after subdivision to one hectare lots. Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	19.0 kg/N/ha/year	4.8 kg/P/ha/year	Reduced nitrogen loading and even though phosphorous loading is increased the phosphorous will be removed through soil adsorption. Averaging can be used to comply with the required 2 hectare average lot size of Priority 2 PDWSA Areas. Complies with Government Draft Country Sewerage Policy.

Source: *Land Capability and Geotechnical Assessment – Lot 1 Jurien road, Jurien Bay, Landform Research May 2007*

In comparison to rural land uses, including horticulture, the proposed use will have minimal environmental impact. The findings suggest that there is little merit in retaining all of the existing broad acre rural use. For a full discussion of this issue refer to pages 40 – 47 of the Land Capability and Geotechnical Report attached at Appendix 2.

The scheme amendment proposes a number of mechanisms to protect the artificial soaks and associated groundwater system including:

- a) Identification of the soaks (artificial wetlands) and associated environs within public open space as a reserve, as defined on the Structure Plan, incorporating

management provisions and subdivision conditions limiting clearing of native vegetation;

- b) 47 lots with a minimum area of 4.0 ha and a maximum of 46.0 ha, and 3 lots approximately 300 ha in area in low lying areas to reduce nutrient loading risks to underlying groundwater systems and adjoining wetlands;
- c) Development to be in accordance with the 'Rural Smallholdings' zone which limits land use to rural residential or residential lifestyle uses. All forms of intensive agriculture including aquaculture and rural industries are not permitted; and
- d) Development Setbacks for building envelopes with increased setbacks from Rural lots to building envelopes in the adjacent Rural Smallholdings lots.

5.6 Water Source Protection

Recently the Department of Water (DoW) prepared the draft 'Jurien Water Reserve Drinking Water Source Protection Plan' ('the Plan'). The Plan included the subject land within a Priority 2 (P2) area. Priority 2 areas are described as follows:

"Priority 2 source protection areas are established to ensure there is no increased risk of pollution. P2 areas are declared over land where low intensity development (such as rural) already exists. P2 areas are managed to minimise risk, so more land use activities are allowed under specific guidelines."

DoW published a revised drinking water source protection plan review of the Jurien Water Reserve on 30 June 2011 and as a result Lot 1 is no longer within the proposed Jurien Water Reserve but it is within the recharge area.

Despite no longer being within a P2 area relevant advice has been observed from DoW for an earlier proposal for the land, and accordingly in the planning and design, the following outcomes have been achieved to assist in protecting the quality of groundwater:

- a) A minimum lot size of 4 hectares in the areas over limestone resources;
- b) Land use controls which prevent the carrying of livestock for commercial purposes and other uses which may result in groundwater pollution;
- c) Provisions which seek to limit clearing of native/remnant vegetation and actively encourage rehabilitation;
- d) The option for landowners to establish a bore to supplement rain water in particular for firefighting purposes subject to the approval of the relevant agency; and
- e) The low-lying, wetter areas are contained in three large rural lots.

Compared to the existing use and other agricultural uses envisioned for the area, the proposal will result in significantly less impact on the groundwater resource. This point has been corroborated by research conducted by Landform Research.

The groundwater in the vicinity of Lot 1 is shallow and unconfined, so is vulnerable to contamination from above-ground land uses. The DoW supports the use of environmental best management practices for developments near to sensitive water resources. Water source protection mechanisms such as minimum lot sizes, land use controls, clearing restrictions and, only if the local government and Department of Health demand it, the use of alternative treatment units (ATUs) for effluent disposal are proposed.

The DoW suggested a number of provisions to support the proposed land use while protecting the groundwater recharge area from any form of contamination. These provisions are recommended for inclusion in Schedule 10 as follows, although the wording may be subject to minor changes as a result of Government and other submissions.

1. ATUs (aerated treatment units) will only be required if a sufficient separation distance to groundwater cannot be demonstrated and soil type is assessed as unsuitable.
2. The option for Council to require the subdivider to prepare a drainage study at the subdivision stage is supported by the DoW, however on the basis of information regarding drainage and flood risk provided in Appendix 2 *Land Capability and Geotechnical Assessment*, it is recommended this criteria be mandatory.
3. Effluent Disposal - Given the possibility that future landowners may choose to access superficial groundwater for stock or domestic purposes, an adequate separation distance between wastewater disposal systems and private water supplies should also be specified by the Scheme provisions. Guidance on this matter is provided within the DoW's *Water quality protection note 41 Private drinking water supplies* (WQPN41, available online at: <http://www.water.wa.gov.au/PublicationStore/first182330.Pdf>).
4. Point 22 of WQPN41 recommends drinking water supply sources should have a minimum separation distance of 100 m, and preferably upstream, from potential contamination sources, such as wastewater disposal systems. It is recommended that a minimum distance of 100 m be specified in the Scheme.
5. Water Supply – The DoW has concerns regarding the quantity and quality of water available for the proposed development, if it is not connected to a reticulated supply. The WAPC's DC 3.4 states that rainfall supply for domestic purposes is not considered viable in areas with rainfall less than 550 mm per year. This applies to this proposal, with the stated annual average of 538.7 mm for Jurien Bay. The risk of rainfall supply being inadequate for potable demand is uncertain, however the drying climate in the South-West of WA over the previous 30 years suggests this is at least a moderate risk.
6. Use of bores – It is probable that lot owners would seek to supplement rainwater supplies with groundwater bores for fire-fighting, stock watering and domestic use. The DoW has set aside 280,000 kL/yr in the Cervantes sub-area for these uses, which are exempt from licensing. When calculating how much water needs to be set aside

to meet these uses, consideration is given to the current land use and zoning. Land that is zoned rural smallholdings is expected to have a much lower density of unlicensed bores than land that is zoned rural residential.

The DoW recommends that rainwater tanks be mandatory if the development is not connected to a reticulated supply. Treating dam or bore water for domestic use would normally be beyond the practical capabilities of most landowners and would be costly. Suitable treatment may involve filters, biological stabilisation and settling, chemical dosing, aeration and disinfection or even advanced treatments such as reverse osmosis or ion exchange.

The use of untested groundwater as a domestic supply option, as implicated in point 5a)2) is not supported by this Department. Water quality in the environment may not meet the criteria of the *Australian Drinking Water Guidelines 2004*, and may pose risks to human health. Agricultural chemicals, animal wastes/manures, sewage and other naturally occurring compounds can all pose risks to water quality. Table 1 (p5) of WQPN41 lists the recommended minimum suite of water quality parameters to be tested for human drinking water supplies. The WA Department of Health should be contacted for further guidance on using bore water safely.

The Department of Water recommends to:

“Include an additional provision requiring the sampling and scientific testing of groundwater at a NATA certified laboratory to WA Department of Health requirements, prior to use for private water supply.”

The DoW does not licence the use of unconfined groundwater for stock or domestic supply or for fire- fighting purposes. However, it is advised that the construction of any bore be required to follow the recommendations given in the national guidance booklet *Minimum construction requirements for water bores in Australia*. For example, it is particularly important to place a seal around the top of bore casings to prevent entry of any contaminated surface water and ensure the bore-head (if practical) is located above any historical flood level. The same standards would not apply where groundwater is stored only for fire- fighting purposes.

As the issue of groundwater use for domestic purposes including use as drinking water is subject to separate licensing and regulation and is therefore not required as a condition in the Amendment and would be more appropriate as a clause in the local planning scheme applying to several zones.

Water Availability

Both rainwater and groundwater from the Tamala Limestone (which is fresh and potable) are used for domestic purposes by the landowner at the residence on the property.

Water in dams and soaks varied from fresh and potable to slightly brackish with only four water bodies exceeding 2000 mg/L which is suitable for stock.

Water is available from the superficial Tamala Limestone and possibly the wedge of Lesueur Sandstone which occurs at depth under the site and which is fresh water. The amount of groundwater which is available for use is substantial but may change quickly as licences are sought and water allocated.

Taking of water from the superficial aquifer for stock or domestic purposes does not require a licence although there are significant health requirements, discussed elsewhere in this report, if proposing to use the water for domestic purposes.

Future landowners must provide water for domestic use from roof harvesting and tank storage and any domestic use of groundwater would require treatment and an approved licence for groundwater abstraction.

As such, the domestic supply of water will be obtained from roof catchments. Commonly, each dwelling on rural smallholdings properties will have a garage or large shed for:- machinery, vehicles, a boat and caravan which requires a large roof area in addition to the house and can capture a significant water supply.

A tank of 120 kL is normally recommended for areas such as this. In a good year with 620 mm of rainfall, a roof area of 195 m² is capable of filling the tank.

Normal domestic potable use is in the order of 120 kL – 180 kL per year. In a relatively dry year with 500 mm per year, a roof area of 240 – 360 m² per year would be required.

The WAPC's Rural Policy DC 3.4 states that rainfall supply for domestic purposes is not considered viable with a rainfall less than 550 mm per year. The DoW stated that the annual average rainfall for Jurien Bay is 538.7 mm which increases slightly on the higher land in close proximity to the coast such as the subject land. Therefore, in most instances domestic water supply would be the individual landowners responsibility.

The landowner has meticulously measured the annual rainfall on his property which has varied from the low point of 313 mm and a high of 713 mm. The average annual rainfall on the property from 2003 – 2016 is 558 mm per annum.

The Department of Water's Stormwater Management Manual for WA advises that on average, a roof area of 100 m² can collect about 50,000 litres of water a year. Based upon the dwelling requiring between 120 kL – 180 kL per year, the roof area required to fill a 120 kL tank is 240 m². The domestic requirement does not include the water required for fire-fighting purposes which could be collected from additional roof area or from an underground bore. Therefore, to ensure the domestic supply is adequate, a separate tank storing 10,000 litres and which has a suitable Fire Brigade Collection Point is recommended.

Rainwater/Roof Catchment Calculations

Although as stated above the average rainfall from 2003 – 2016 as measured at the existing farmhouse was 558 mm. This, however, was influenced by some relatively low rainfall years from 2003 – 2006.

Further examination of rainfall on the property over the past 10 years has been higher with an average rainfall of 647.6 mm per year. This average is higher than the official average for Jurien Bay which is 538.7 mm per annum. This supports our statement that the rainfall increases as the land rises from the coast. Physical evidence of the increased rainfall over the higher ground is the surface expression of surface drainage and groundwater is the numerous soaks and springs on the flatter eastern portions of the subject land in the lee of the ridge.

Based upon the rainfall average of 647.6 mm over the past 10 years as measured at the farmhouse, the assessment of whether 240 m² roof catchment can provide an adequate sustainable water supply is necessary as an alternative to the calculations above. The Department of Water’s “Rainfall calculations for roof catchments” has been used for these additional calculations.

After further research it was decided that the roof area needed to be increased – with sheds, workshops, carports and patios included in the roof area together with the house, that 260 m² would be sustainable. On similar rural residential lots it is understood that such roof areas were common as people housed boats, cars, caravans, tractors and other equipment.

Water consumption will also be influenced by the landowners incorporating a wide range of water-saving practices to reduce water usage. The following Table however does not allow for water saving measures, it assumes an average demand based upon Statewide figures.

Table 1: Rainwater Calculation for Roof Catchment

Monthly average Years 2007-2016 shown in brackets the total after deductions		Litres generated per month	Average water consumption for 2.6 people per month	Difference	Volume of water in tank- full at installation 120,000 litres
Month	Rainfall (mm)				
Jan	10.0 (7)	1,820	21 600	- 19,780	100,220
Feb	8.5 (5.5)	1,430	"	- 20,170	80,050
March	25.2 (20)	5,200	"	- 16,400	63,650
April	49.5 (40)	10,400	"	- 11,200	52,450
May	85.3 (71)	22,178	"	+ 578	53,028
June	121.7 (102)	26,520	"	+ 4,920	57,948
July	138.2 (116)	35,932	"	+ 14,332	72,280
Aug	96.0 (80)	24,960	"	+ 3,360	75,640
Sept	54.5 (45)	14,170	"	- 7,430	68,210
Oct	25.9 (20)	5,200	"	- 16,400	51,810
Nov	22.9 (18)	4,680	"	- 16,920	34,890

Dec	9.9	(7)	1,820	"	- 19,780	15,110**
TOTAL	647.6	(550)	164,310*			

* An additional 44,310 litres could be collected and stored from 260 m² of roof area.

** 15,110 litres remain.

Assumptions (based on WAPC Rainwater Calculations for Roof Catchments)

1. *Total Rainfall – when used in calculations total rainfall is 85% of the total (0.85 is the efficiency of the collection) less 24 mm which is anticipated as the loss through absorption and wetting of materials.*
2. *The aspiration target of 100,000 litres per person per year for domestic water consumption (State Water Plan 2007).*
3. *Litres generated:- Rainfall (mm) x Roof area = _____ litres.*
4. *Roof area will include the house, sheds, patios, workshops, etc. which can be used for collection.*
5. *The assumption in the table is that the tank was filled to capacity on installation.*
6. *There are 2.6 persons per household (State average).*
7. *Average water consumption per month for 2.6 people is 21,600 litres per month.*
8. *Proposed minimum roof area used for rainwater collection = 260 m² total roof area.*
9. *Proposed tank size - minimum 120,00 litres for domestic use;
- minimum 10,000 litres for fire fighting.*
10. *The calculations are based upon a tank size for domestic purposes. The 10,000 litres for fire fighting and other purposes could come from other sources of non-potable water, eg. Recycling bore, soak and is not included in the calculations.*
11. *The annual rainfall, before deductions, is 647.6 mm, after deductions the total available for storage is 527 mm per year.*
12. *The calculations are based upon the 10 year average collected between 2007 – 2016 at the farmhouse.*

Although the annual rainfall will vary, the average of 647.6 mm is slightly more than the minimum required and the common development of larger sheds in such areas and hence roof catchment area support use of rainwater subject to:

- 260 m² of roof catchment area of all buildings, and a storage tank capacity of 120,000 litres; and/or

- if approved by the relevant authorities and suitable for fire fighting use, a 10,000 litres storage tank from an on site dam or underground bore, and the tank must have a suitable “Fire Brigade Connection Point”.

5.7 Acid Sulfate Soils

The Land Capability assessment attached at Appendix 2 concluded that there is no significant risk of acid sulfate soils anywhere on the site.

5.8 Separation Distances between Industrial and Sensitive Land Uses

The EPA’s Guidance Statement No. 3 prescribes separation distances between industrial and sensitive uses.

A limestone quarry is located on the western boundary of the site. Activity at the quarry is confined to the extraction of limestone material only and it operates only occasionally. Guidance statement No. 3 recommends a generic separation distance of 300–500 metres, depending upon size, between limestone quarries and dwellings in lieu of potential noise and dust emissions.

In 2011 the Department of Mines and Petroleum (DMP) provided a submission on the previous proposed Scheme Amendment on the subject land. In that advice the DMP advised that there were two resource-related issues:

1. There is a portion of titanium-zircon mineral resource in the north-east of the subject land. As the exploration has indicated the resource was not economic, the DMP advised it had no grounds to oppose the amendment.
2. The adjacent Lot 501 Jurien Road contains sand and limestone resources which were the subject of an Extractive Industry Application in June 2011.

In response to the above advice the proposal has adopted a 300 metre buffer from the boundaries of Lot 501. The potential lots within this buffer are shown and will be zoned Rural Smallholdings but they may not be released until the extraction licence has ceased to operate or the buffer no longer affects the lots (eg. the quarrying activities move to the west away from the subject land).

Consistent with *DC 3.4 Subdivision of Rural Land*, rural/agricultural land activities should be separated from houses on the Rural Smallholdings lots.

A provision is proposed to be introduced in site specific development and subdivision provisions in Schedule 10 which will read as follows:

“iii) *Development and Land Use Controls*

- d) *In the case of lots adjoining rural lots, the building envelopes shall be a minimum of 100 metres as measured from the lot boundary containing the rural use."*

The rural smallholdings lots adjacent to the rural lots are a minimum of 240 metres wide with almost no vegetation to be cleared for a building envelope or access. The minimum setback of 100 metres for the building envelope will be achieved on all adjoining lots as shown in Figures 9 and 9A.

6.0 JUSTIFICATION OF FUTURE SUBDIVISION

As explained previously the subject land is given qualified support in the Local Planning Strategy. In terms of the identification of future rural residential areas in Jurien Bay, the LPS has regard to the requirements of SPP 2.5. SPP 2.5 sets out criteria for assessing the suitability of land for rural residential or small rural lot subdivision. Consistent with the endorsed LPS, it is useful to consider the proposal in the context of these criteria.

6.1 Protection of Priority Agriculture Zones and Agricultural Areas of State or Regional Significance

The site is not identified as a priority agricultural area. Accordingly, development of the land and its consequent removal from agricultural production will have little or no bearing on the State's overall stock of agricultural land or food production resource.

6.2 Proximity to towns and service centres, service provision, maintaining urban growth potential

The entry to the land is located within 10 kilometres of Jurien Bay. Future development, therefore, will be ideally placed to support existing communities in Jurien Bay which in turn will provide services and infrastructure for future residents.

The proposed lot sizes will provide a rational transition of development from the adjoining broad-acre rural holdings east of Cockleshell Road to the standard town lots moving west towards Jurien Bay. Furthermore, the development will form a logical and practical extension of the 'Alta Mare' and 'Jurien Bay Heights' rural residential developments to the south west, being located directly across Jurien Road to the north.

The proposal will not interfere with, or constrain the future urban expansion of Jurien Bay for standard sized residential allotments and associated urban development. Future areas of expansion are identified immediately north and south of Jurien Bay being North Head (approximately 2500 lots) and the Ardross Estate (approximately 8000 lots). Being located to the east, the proposal will have no bearing or adverse impact upon the long term expansion of these areas and therefore Jurien Bay.

The development of the land for rural living purposes is logical given that it is east of Jurien Bay and near the 'Alta Mare' and 'Jurien Bay Heights' estates.

6.3 Demand for Rural Smallholdings Lots

6.3.1 Population

Population growth in the region has some bearing on the demand for residential lots in the Jurien Bay area. Although, it is acknowledged that demand for rural residential and rural smallholdings lots will also arise from residents from outside the locality who are seeking a part-time 'lifestyle' residence, who do not ordinarily reside in the Shire. There have been no previous rural smallholdings developments with which to demonstrate demand.

The WAPC's *Country Land Development Program Annual Review 2006* also made the following key points:

- a) *Significant development is taking place in the coastal portion of the region. The Shire's of Dandaragan and Gingin have experienced the majority of application and approval activity over the past year.*
- b) *Development in these areas is strong due to close proximity to the coast and the completion of major infrastructure upgrades that will improve access to coastal towns and ensure better service provision.*
- c) *During 2005-06, most of the subdivision application and approval activity was for residential lot creation in the Town of Northam and the Shires of Chittering, Dandaragan (Jurien Bay), Gingin, Toodyay and York.*

The Central Coast Region Strategy, as described above, also confirmed that the Shire of Dandaragan and Jurien Bay, in particular, are likely to continue to grow significantly. For instance, the Strategy revealed that Jurien Bay doubled in population between 1981 and 1991, a rate far quicker than the rest of the Shire.

The CCRS also acknowledges that population projections based upon Census data potentially underestimate growth as they do not account for fishing and tourist times and particularly occupation of second residences. Jurien Bay, by virtue of its location with respect to Perth, together with its recreational opportunity, will tend to attract a larger proportion of retirees as well as lifestyle opportunists purchasing second residences which are occupied on a part-time basis.

More recently the Shire of Dandaragan Coastal Plan stated:

Growth in population will depend upon:

- a) The potential of the region to accommodate industry;
- b) The popularity of the coast as a place to holiday and live especially for retirees; and
- c) The likely spill over effect of the growth of the Metropolitan Region.

The Plan further states that:

The Central Coast Strategy places an emphasis on Jurien Bay as the major service centre for the region. The centre will become increasingly important to the other settlements particularly when the coast road is completed.

The completion of Indian Ocean Drive has attracted increased tourism and economic activity in Jurien Bay. Over the past decade the town has continued to grow and develop the community infrastructure and services reflective of a regional centre.

6.3.2 Strategic Growth Supporting Demand for Rural Smallholdings

Under the previous Government's regional growth initiatives, Jurien Bay is one of nine towns in the southern half of the State being transformed as a 'Supertown'.

The Supertowns have developed detailed plans for long term growth, confirming each region as an attractive alternative to the city for people to live, work and invest and to "help towns like Jurien Bay grow sustainably and fulfil their potential".

Jurien Bay and the broader municipality is currently home to 3277 people with ambitious plans in place to grow the town to 20,000 people over the coming decades.

These forward plans provide for a variety of residential, rural residential and tourist accommodation options, however there is no provision for rural smallholdings as proposed in this Amendment.

The Draft LPS (2016) draws together the planning framework which have been incorporated into Draft LPS (2016) to provide an integrated approach to facilitate the development of Jurien Bay as a regional centre.

To support Jurien Bay's 'growth as a regional centre' it is argued that including the choice of rural smallholdings close to the town expands the housing options commonly available in a comparable centre and which would enhance the prospects of becoming a regional centre.

The modification of the settlement to include rural smallholdings on the subject land will support the vision for the future in Draft LPS (2016) which states that:

"The Shire will be a dynamic and vibrant lifestyle hub to the north of Perth, built on the stunning natural assets of the region and developed sustainably to deliver enduring quality growth for healthy strong socially connected communities within a diverse economy."

In respect to Jurien Bay and its potential growth which justifies that growth it needs diversity such as provided by the proposal. The Draft LPS (2016) shows growth and demand potential and states the following:

- Recognise Jurien Bay as the regional centre providing services and facilities to serve the wider regional community.
- Plan for an ultimate population of 20,000+.
- Provide diversity of housing in response to demographic trends.
- Increase employment opportunities based on the competitive opportunities identified for the Shire, particularly in the tourism sector.
- Plan for aged care in response to demographic trends and recognise the role it plays in employment growth.
- 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.

This proposal which introduces rural living opportunities not previously available does not conflict with or compromise the vision, objectives or settlement hierarchy presented in the Draft LPS (2016).

The low-lying, fertile lands with access to groundwater and with potential for agricultural diversity has been separated from the rural smallholdings and been retained in 3 x 300 ha lots. This plan and retention of the potentially more productive rural land reflects the key land use and planning issues present in Draft LPS (2016) as follows:

“4. Rural land

Agriculture remains the principal activity in the Shire. There is a desire to introduce greater flexibility into the rural zone so that a wide range of land uses associated with primary production, and intensified rural uses such as food production and/or manufacturing, are possible and can assist in improving the viability of rural enterprises.

The availability of groundwater in conjunction with high quality agricultural land may provide opportunities to support food production and manufacturing in localities with existing services and good transport connections to the metropolitan area. In addition, issues including boundary realignments to promote farming efficiencies and the creation of homestead lots to accommodate retiring farmers need to be addressed.”

In addition the Draft LPS (2016) states that “the Shire’s population is projected to reach 4200 people by 2026 (WA Tomorrow Band C). A population of 20,000+ persons is a long term target and would require strategic interventions to achieve this vision”. It is proposed that the expansion of the built up area to the east of the town is a strategic initiative which will support the vision for population growth and diversity of rural living opportunities.

6.3.3 Sales Evidence

Sales evidence obtained from the nearby Alta Mare confirms that 208 lots sold within the Estate over a period of 10 years. On average this represents approximately 20 lots per annum. Approximately 54% of the lots have been developed. It is noteworthy that the majority of purchasers reside outside of Jurien Bay. The following breakdown of purchasers by residence is provided:

- a) Shire of Dandaragan: 31%
- b) Perth Metropolitan Area: 60%
- c) Other: 9%

Clearly the evidence indicates that the majority of purchasers are based in Perth which in turn may explain the lack of development on lots within the Alta Mare Estate. Generally speaking it is known that such land holdings are highly attractive as longer term options for retirement, semi-retirement or 'lifestyle living' – hence the lag between acquisition and development. The attractive nature of the locality for such purposes has increased significantly with the completion of Indian Ocean Drive.

6.3.4 Supply of Rural Residential Land

Currently there are only four areas around Jurien Bay which are presently zoned to enable rural residential subdivision. The areas are delineated on Figures 4 and 5. Apart from the Rural Residential area east of Cockleshell Gully Road, all the other areas are substantially developed with no other areas zoned to meet future demand and there are no other areas currently being considered for rezoning.

Similarly, assuming a 10 kilometre radius from Jurien Bay, there are considered to be limited opportunities to rezone land for future rural residential development for the following reasons:

- a) Substantial areas are reserved, including Beekeepers Nature Reserve and Drovers Cave Nature Park; and
- b) Land adjoining Indian Ocean Drive north and south of Jurien Bay is more suited to the long term urban expansion of Jurien.

Given the history of rural residential lot release it is difficult to predict demand using simple methods of extrapolation, even more difficult for Rural Smallholdings as none exist. Nevertheless there is compelling evidence for demand in the area. Most notably the two existing estates to the east of Jurien Bay (Alta Mare and Jurien Bay Heights) were released to the market commencing early 2000. Of the 433 lots released by the end of 2007, 98.7% were sold to individual purchasers by mid 2008 (average of 61 lots per year).

The following is a summary of the release and development of rural living lots from 1997–2015 within the Shire.

Name of Estate	Purpose	Lots	Comments
1. Alta Mare Estate	Rural-Residential	219 lots 2 ha-20 ha Largest lot is 23.8 ha Average lot size is 3.0 ha	Released in 8 stages, fully sold out, many resales, no opportunity for rural or tourism based businesses. 8 lots are for equestrian purposes.
2. Jurien Bay Heights	Rural-Residential and Rural Pursuits	219 lots 2 ha-6 ha Average lot size less than 4.0 ha	Released in 9 stages. A small number remain unsold, many resales. A few lots used for rural pursuits lots too small for rural businesses and poor soils for intensive agriculture, shortage of commercial quantities of water. Many blocks uncleared.
3. Hill River Heights	Rural-Residential	19 lots 2 ha-3 ha	2 stages – fully sold covered in limestone and low scrub. No opportunity for rural business.
4. Marine Fields	Rural-Residential	57 lots 2 ha-10 ha	40 lots sold in 4 stages. Many resales. 3 lots zoned to allow tourist based businesses, not permitted on other lots. Lots are too small for commercial opportunities.

6.3.5 Other Factors Influencing Demand

In addition to land supply and population growth, the following factors will significantly influence demand for rural residential and rural smallholdings lots:

- a) East of town, the subject land is one of a few locations which is privately owned with the potential for rural living subdivision;
- b) The subject land will provide some lots with panoramic views over the townsite and to the ocean - a benefit that other surrounding land does not offer;
- c) The development will meet demand for larger lifestyle lots in an area where traditional residential lots have not been favoured;
- d) Any burden on servicing authorities is far outweighed by the economic benefit to Jurien Bay that an additional 100–200 people would provide in terms of employment, more efficient use of existing services and facilities as well as other obvious commercial and community advantages;
- e) In any event, the land is within 10 kilometres from the existing townsite, is located on a main entry road to town and will not involve a major extension to any required services; and
- f) It is necessary to ensure that sufficient land is made available to meet future demand, particularly in light of differing or changing market expectations for lots.

Additional rezoned areas will provide choice to the market, particularly in light of State Strategy nominating and promoting Jurien Bay as the main regional centre along the entire central coast and as a 'Supertown'.

The proponents are aware of other areas identified for rural residential subdivision which are presently undeveloped. Their lack of development should have no bearing on the assessment of the proposal for the following reasons:

- a) The landscape of the subject land is significantly more attractive by virtue of its topography, context and presence of vegetation;
- b) The attractiveness and market advantage of the subject land is significantly higher as demonstrated by the take up' and development of surrounding lots; and
- c) Unlike other areas the proposal offers real opportunities in terms of conservation of remnant vegetation by minimising the need to clear vegetation for fencing, access, building envelopes, and bushfire protection and management.

6.4 Environment & Landscape and conservation qualities

As explained in Section 4 the proponent has commissioned specialist geotechnical, land capability and vegetation assessments to thoroughly identify the key environmental and landscape attributes of the land.

The assessments have been instrumental in shaping the development proposal, which includes conservation of wetland areas (including areas that are low lying and subject to seasonal inundation), remnant vegetation and the landform.

6.5 Natural resources

The Department of Water (DoW) recently prepared the 'Jurien Water Reserve Drinking Water Source Protection Plan' ('the Plan' as updated in 2009 and 2011). As explained in Section 5, the proposal is consistent with the requirements of the Plan and accordingly will not be detrimental to the nearby drinking-water reserve resources.

Surrounding areas, including portions of the site, also contain limestone suitable for building and construction. An existing limestone quarry, which is not currently operating, is located on the western boundary of the land. The Structure Plan accompanying this submission includes a buffer which will allow the quarry to continue operation without impacting upon the amenity of future residents if it re-commences its operations.

Lots within the buffer would not be released as a condition of the Amendment, until the future of the resource and quarry operations is determined to the satisfaction of the Director of Geological Survey of WA and the local government.

6.6 Land Capability

Landform Research prepared a land capability assessment of the land. The majority of the site comprises of *Yellow Ridge Sand*, *Yellow Sands* and *Pale Ridge Sand*. These sand units exhibit fair to low capability for broad-acre agriculture and generally very high capability for dwellings.

NAME	LAND CAPABILITY			
	DWELLINGS	ANNUAL CROPS	STOCK	PERENNIAL CROPS
Limestone	I	V	IV	V
Limestone Pinnacles	I	IV	II	IV
Yellow Ridge Sand	I	III	II	
Yellow Sand	I	III	II	II
Pale Ridge Sand	I	IV	III	II
Pale Sand	II	IV	III	III
Wet Sand	IV	IV	II	IV
Brown Sand	I	I	I	III
Brown Loam	III	II	I	I
Sandy Ferricrete	II	II	III	V
Gravel	I	III	I	IV

KEY	CAPABILITY FOR SELECTED LAND USE
I	Very high capability with few physical limitations
II	High capability with some physical limitations that can be overcome by planning and minor site modifications.
III	Fair capability with moderate physical limitations which may affect development. Careful planning and site modification may be required.
IV	Low capability with many physical limitations.
V	Very low physical capability or with significant limitations.
X	Development not acceptable because of significant environment or geotechnical issues, or Government Policy. (includes Conservation Category or EPP Wetlands and significant remnant vegetation, high risk geotechnical issues).

Land capability plans are contained in the Landform Research report attached at Appendix 2.

7.0 PROPOSED LAND USES AND DEVELOPMENT

A plan of the proposed lot layout, land uses, roads and features such as the strategic fire break and lots affected by the quarry buffer. This plan has been prepared to assist in the assessment of the Scheme Amendment by illustrating how the land may be developed to meet the local and State government requirements for the identification, subdivision and development of land for rural living purposes.

A copy of the proposed Land uses and Development Plan is shown in Figure 9.

Design Philosophy

The design is primarily influenced by the desire to be environmentally responsive and to complement the natural attributes of the site.

The lower lying flatlands of the site have been retained as large rural holdings where broadscale cropping and grazing may continue. The stable dune ridges which provide views to the east over the rural hinterland and west to the coast are set aside for rural smallholdings purposes.

7.1 Road System

Roads have been located to avoid environmentally sensitive areas of remnant vegetation and elevated or sloping land and water features.

Lots 1 and 3 will be able to have their access from Cockleshell Gully Road and Lots 1 and 2 would gain access from Jurien Road to service the 'Rural' lots.

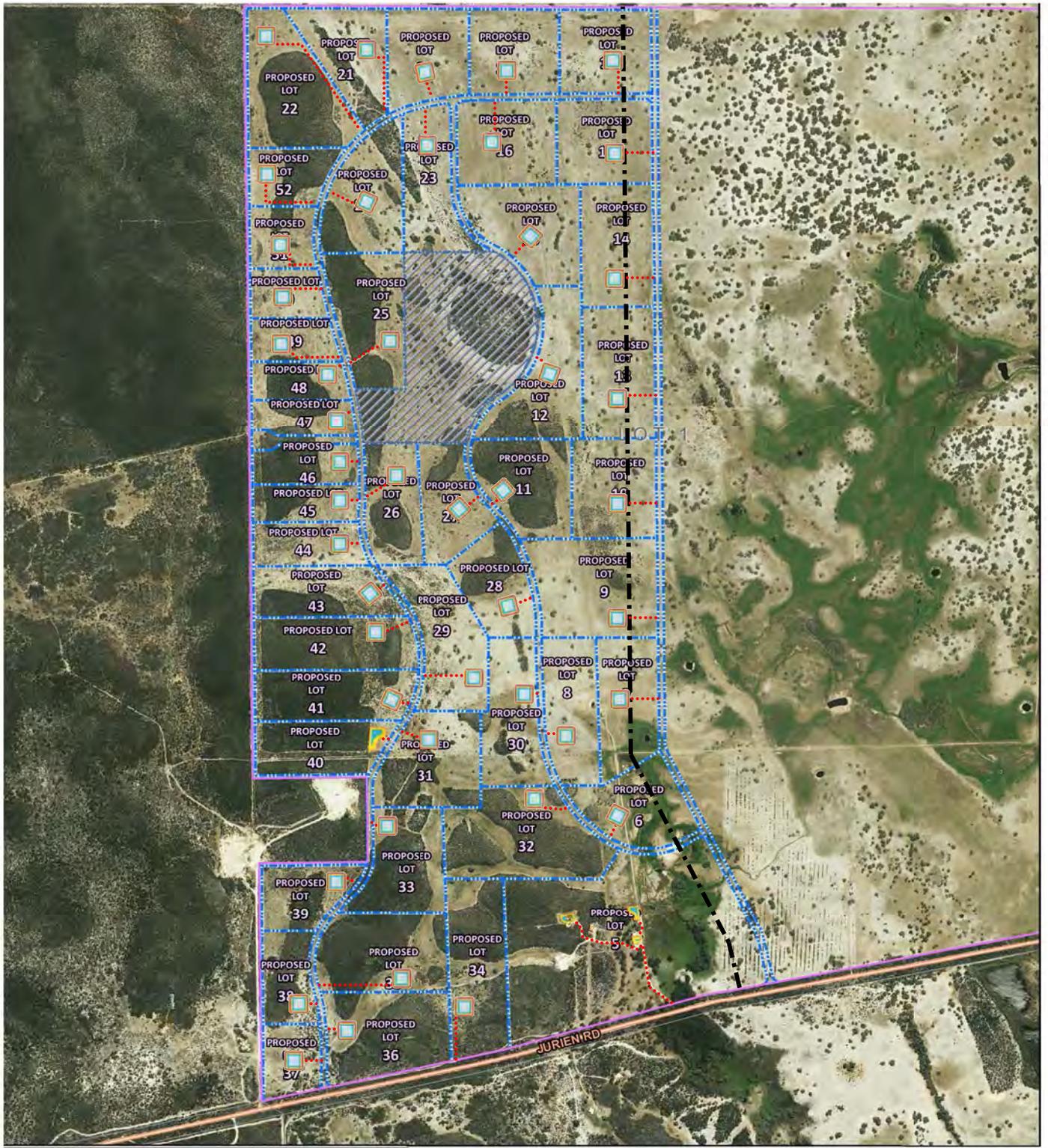
The balance of the rural smallholdings lots are separated from the large rural lots by a new road which follows an existing farm road on relatively level/undulating land connecting the property from north to south.

The remaining internal roads servicing the rural smallholdings lots are designed to:

- avoid wherever possible existing vegetation;
- follow clearing for existing farm roads, firebreaks and cleared grazing land;
- avoid steep slopes and geological features;
- plan roads to provide alternative escape routes if subject to uncontrolled bushfire attack;
- create short, easy links from the roads to a strategic trafficable firebreak around the lots in the western portion of the subject land;
- minimise the number of roads intersecting with Cockleshell Gully Road and Jurien Road; and
- have all road reserves to be 20 metres wide and the roads would be sealed and drained to the local governments standards, specifications and satisfaction.

7.2 Roads in the Potential Karst Risk Area

Any sections of the subdivisional roads which are identified as being within an area where there are stability and safety concerns due to the possibility of the karst landform being unstable. The process for assessing and addressing this risk is discussed in Part 7.4.

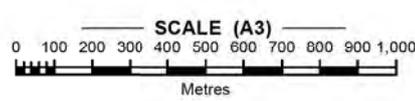


ORIGINAL PLAN MODIFIED BY LANDIVISION

LEGEND

- Lot 1
- Other Lots
- Development
- Parks & Reserves
- Public Open Space

- Approximate location of driveway
- Minimum setback for dwellings from 'Rural Zoned Lots'



Aerial Image: Landgate Oct 2015
Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre

Date: 18 SEPTEMBER 17 Job: 1743

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PROPOSED BUILDING ENVELOPES AND ACCESS LOT 1, JURIEN ROAD, JURIEN SHIRE OF DANDARAGAN

FIGURE 9A

7.3 Lots

The Structure Plan incorporates a considerable variety of lot sizes which reflect the opportunities and constraints of the land. The western portion of the site exhibits excellent capability for rural living subdivision and accordingly 4–46 hectare lots are accommodated in this section of the site. Similarly this portion of the site enjoys spectacular views to the coast and Jurien Bay and resultant lots are expected to be in considerable demand. Figure 7 shows that although offering extensive views to the coast and hinterland, the development, in particular, dwellings, will not be visible from Indian Ocean Drive due to the nature of the topography and vegetation. Where possible, all lots have been orientated to take advantage of views to the coast, Mount Lesueur and to various features within the site.

In the low lying central portion of the site lot sizes are larger in order to retain the potential to utilise the suitable soil types for the operation of agricultural activities. Similarly and as per the recommendations of the land capability assessment, larger lots are also contemplated in recognition of the presence of soaks and associated perched groundwater systems. Overall, the larger rural lots will contribute significantly to the natural setting character of the development visible from the higher rural smallholdings lots. Within the eastern portion of the site the Structure Plan proposes lots sizes of approximately 300 hectares.

7.4 Caves

A number of caves exist between Lot 1 and the coast which are all west of the Beagle Fault (see Appendix 2 – Land Capability and Geotechnical Assessment, pages 3-6). Water and Rivers Commission 2002 show that east of the Beagle Fault, the groundwater and stream water activity is such that stream caves have not been formed.

Because of the cave activity west of the Beagle Fault (which is west of Lot 1) and the on-site geomorphology, the limestone in the west of Lot 1 was examined closely (Appendix 2) and the site reviewed using stereo aerial photography and on-site observations.

No depressions or sinkholes were detected and some edge features of limestone caprock were noticed in the south-west corner. This does not necessarily indicate caves, but rather erosion of resistant surface rock.

The findings of the Land Capability and Geotechnical Assessment were that:

“In summary the development of caves is less likely under the western limestone ridge of Lot 1 than west of the Beagle Fault.

East of the Beagle Fault, including Lot 1, the ground is underlain by the Lesueur Formation which is an aquifer and is recharged by direct infiltration from precipitation.

If any basal flows occurred under the Tamala Limestone to the west their elevation would be at the elevation of the underlying colluvium and alluvium.

On the information to hand the northern two thirds of this ridge would appear to carry less or little risk and the limestone in that area looks less impacted by dissolution.

On the other hand the south western corner would appear to carry a greater risk and the limestone in this area appears to have been more subjected to dissolution. See Figure 4.

There is currently not enough information to be definitive on whether there is cave development in that area or not. See Figure 4 Appendix 2.”

While it is acknowledged that—

“there are caves to the west of the Beagle Fault. These appear to be related to water welling up over the impermeable Woodada formation leading to water flows beneath the Tamala Limestone, west of Lot 1. There is no evidence of caves on Lot 1 from site examination, with no sink holes being observable from stereographic aerial photographic interpretation.

However on the information to hand, the northern two thirds of the western limestone ridge would appear to carry less or little risk and the limestone in that area looks less impacted by dissolution.

On the other hand the south western corner would appear to carry a greater risk and the limestone in this area appears to have been more subjected to dissolution. There is currently not enough information to be definitive on whether there is cave development in that area or not.

7.5 Identifying and Managing Potential Karst Landform

It was our original intention to exclude the creation of lots within the Potential Karst Area identified in Appendix 2, Figure 4- Hydrology. After further investigation it was determined that the identification of the Karst Area should be further examined to clarify the karst landform management and the safest approach to the timing and scope of any investigations into the potential for karst features to impact the layout of the proposed Structure Plan.

Dr Mark Shepherd, the General Manager of Aurora Environmental, who has extensive experience in karst landform management, was engaged to undertake this additional assessment. Dr Shepherd’s findings provide an appropriate and affordable solution to allowing the Amendment and subdivision to proceed while avoiding a karst stability risk. The advice from Dr Shepherd is reproduced in Appendix 4 and extracts are as follows:

“POTENTIAL FOR KARST

No significant or active karst features were observed in the western portion of the site during the visit. Significant karst features might include caves, dolines and collapse features. Limestone pinnacles were also observed on site, but these are common in many areas around Tamala Limestone outcrops.

Any area of limestone terrain has the potential to host active or previously developed karst. The main requirement for active karst is for the limestone sequence to be intersected by groundwater with significant through flow that is depauperate in carbonate. Such areas of “phreatic” karst are still developable, but require specific testing once building envelopes have been positioned. Vadose karst (i.e. karst located in areas of limestone lying above the water table) is much less likely to host significant karst features, but may still contain solution pipes and voids, perhaps produced during times of higher water table or by meteoric waters (rainfall) as they percolate down through the limestone profile. If such voids are widespread, there may be the occasional surface expression, such as a doline.

Over the timeframe in which the Tamala Limestone has been subjected to weathering, either through meteoric waters and/or groundwater, it is possible that karstification has progressed to end-stage, where all of the carbonate has been removed from the limestone, leaving only sand. There are thick sequences of sand on Lot 1 and the water table measured in the five bore holes located on the western third of the site, lies mostly at a significant depth below the surface (generally, between 16.3m and 24m below ground level). I cannot determine however, if the water table intersects

limestone in this area or not, and therefore cannot speculate on the presence or otherwise of phreatic karst conditions.

The fact that no surface evidence of caves or subsurface voids (such as dolines) is apparent, suggests the likelihood of significant karst features is relatively low. Even if karst is present in the form of subsurface voids or loose sands (as a result of dissolution or subsidence into a void or voids), the subdivision as presented, would still be viable and may only require movement of the building envelope within any affected lot, together with control over the infiltration of collected stormwater.

TIMING AND SCOPE OF KARST INVESTIGATIONS

The identification of any karst features on Lot 1 is highly unlikely to affect the implementation of the structure plan currently proposed. Investigations however, may require some relocation of building envelopes within some lots. The boundaries of some lots may also have to be adjusted, though this

is unlikely. As a result, it is recommended that subsurface investigations are undertaken after subdivision approval is granted, so that data can be collected that are specific to each lot in any area that may encounter karst features at shallow depth.

Once the subdivision has been approved, it is recommended that 8 bores are drilled, 4 in each of two parallel lines, running north-south across the western third of the site. These boreholes should be drilled to a maximum depth of 30m below the ground surface, with the aim being to locate the water table and determine the thickness of Tamala Limestone over this portion of the site. In this way, the so called "karst base" can be determined (i.e. location of the base of the limestone).

This work will also enable a determination to be made on the extent of vadose or phreatic karst in the area. The bore holes will need to be accurately surveyed for both location and height.

Once the data from this investigation are matched with the geological map produced in 2007, it will then be possible to determine if any further work is necessary. If the limestone profile is relatively thin and well weathered and in particular, if it lies above the water table, then further work will likely be unnecessary.

If further work is required because some parts of the underlying limestone intersect the water table at less than 15m below ground level, or voids are positively identified, then a likely recommendation will be to drill one bore hole on each building envelope within any identified phreatic karst area, together with obtaining Ground Probing Radar (GPR) data from the perimeter of each building envelope, within the identified phreatic karst area or areas. Finally, it may be recommended to undertake mechanical cone penetrometer (MCP) tests on certain building envelopes, depending on the data gathered during the other investigations, to seek out any loose sand conditions that may be present. If loose sand conditions are encountered then upgraded footings may be required for each dwelling on affected building envelopes. As a matter of good practice, stormwater infiltration systems (such as soak wells) in areas of potential karst should be located a minimum of 10m from building footings or Lot boundaries and irrigation by flooding should not be allowed.

These subsequent investigations will be dependent on, and follow on from, the findings of the initial 8 hole drilling program. If any form of karst risk is identified during this initial work, then it should be a requirement of the subdivision approval, that a Karst Landform Management Plan is developed that recommends and incorporates all of the investigations required prior to construction.

Data from the GPR (if required, depending on initial findings) can provide better than a 0.5m level of precision in respect to subsurface boundaries and is thus suited to applications involving small installations, such as building envelopes and any excavations in connection with infrastructure. It is important that the application of the GPR results is facilitated by provisions of precise control of location and level in respect of bore holes and any survey lines utilising the GPR (i.e. around the perimeter of building envelopes). Therefore, survey data will need to be gathered at the four corner pegs of each delineated building envelope.

SUMMARY

In summary, once subdivision approval is granted, a subsurface investigation should be undertaken by sinking eight bore holes across the western third of the site, to determine depth to water table and thickness of the limestone. The key point is to determine where, if at all, limestone is intersected by ground water. Accurate survey data are therefore required for each bore hole. Once the data have been analysed, a report should be produced for the Western Australian Planning Commission (WAPC), explaining the results and indicating if further work is required to “prove up” the suitability of each building envelope.”

After considering the above advice, it is proposed to include the following conditions to Clause 4.13 of the Scheme:

- a) Prior to any development occurring, including the construction of subdivisional roads, a sub-surface investigation must be undertaken involving at a minimum the sinking of eight boreholes across the western third of the site (the Rural Smallholding Zone) to determine depth to water table and thickness of limestone. This should result in a report, based upon the analysis of data, produced for the WAPC explaining the results and indicating if further work is required to guarantee the foundation stability of each building envelope identified as having a potential risk.
- b) As a result of assessing the karst landform, the WAPC may approve minor changes to the:
 - lot boundaries;
 - building envelopes; or
 - road alignment

without requiring an amendment to the Structure Plan or approved subdivision plan.

7.6 Basic Raw Materials

Limestone and sand occur on Lot 1, both of which have value as Basic Raw Materials.

Statement of Planning Policy No 2.5, Agricultural and Rural Land Use Planning, states that basic raw materials should be taken prior to sterilisation of the area by development. It is inherent in that consideration that sufficient resources are identified and retained for future use by the community.

Limestone lies under uncleared land, which is the case on Lot 1, because it had little or no agricultural capability.

Locally limestone is predominantly used for road construction sub-bases. Limestone can also be used as a source of agricultural lime, although in the Jurien area limesand is available for this purpose which is of higher grade and does not require crushing.

Limestone armour stone has been used for coastal construction at Jurien. It can also be used for cut dimension stone or reconstituted blocks.

Sand is used for fill and concrete manufacture.

In the Jurien Bay area some sources of sand will be required for concrete and fill. Currently the volumes required are small but this is likely to change into the future.

Limestone generally occurs on the western third of Lot 1 and west to the coast. It also extends north and south along the coast. The limestone on the western portion of Lot 1 is of high quality and suitable for construction, road bases and coastal works. It is of higher quality than some limestone closer to Jurien Bay.

Portion of Lot 1 was excised for a limestone quarry which now occupies a small area on the western boundary. This pit is restricted in size by the size of the land holding and buffers which make perhaps 6 – 7 hectares of resource available. After allowing for batter slopes to the boundaries the resource is very restricted considering provision for future needs.

The presence of this small lot places buffer requirements for dwellings on Lot 1.

The volume and quality of the limestone on Lot 1 forms an extractable resource. The higher grade material may be suitable for block cutting depending on fracturing and inconsistencies, but all is suitable for road base.

The buffer required for a well managed roadbase limestone pit can be as small as 200 – 300 metres to a sensitive premises provided adequate landform screening or bunding are in place.

Sand on the other hand is different. It is excavated by loaders or excavators directly to trucks operating below ground level which provides good noise screening. Dwellings can be located close to sand pits without adverse impact on the residents. Buffers for sand can be 100 – 200 metres.

In view of the plentiful limestone and sand reserves, the resource on Lot 1 does not need protection for future use but could be available for the development of the rural smallholdings roads and houses.

The proposed buffer to any housing sites from the boundaries of Lot 501 should be established through distance and protection measures to prevent impact on adjoining owners while allowing the majority of lots to be created and developed. Those lots within the buffer could only be released when the operation and extractive industry licence has been terminated or withdrawn.

Where lots are within the buffer but have a portion of the lot outside the buffer, which is suitable for a house site, the house should be permitted to the satisfaction of the local authority and Department of Mines and Petroleum in respect to its impact on the quarry operations.

7.7 Buffer to Quarry

The Structure Plan shows that the proposed lots adjoin the site of an occasionally used quarry. It is understood that the quarry has a current licence and have prepared the Structure Plan to reflect earlier advice from DMP as discussed in Part 5.8.

As explained in Part 5.8 a generic buffer of 300 metres is incorporated with a related requirement that no development which includes residential use is permitted within the buffer until the cessation of quarrying activity. A special provision shall be included in the Schedule to stop the creation of Lots 33-35 and Lots 52-56 until the quarry has ceased to operate and does not have an active licence or some other agreement has been reached to allow development within the proposed buffer.

The Department of Mines and Petroleum has previously advised and it is agreed to require the following condition of subdivision to allow the ongoing mining to continue as follows:

“No residential development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of the Geological Survey of WA.”

Note there may need to be further investigation of the wording to ensure the condition is legal and can be achieved by the landowner.

7.8 Additional Requirements

It is proposed to amend Schedule 10 “Additional Specific Provisions for Particular Rural Smallholdings Zones” to include a range of specific development provisions tailored to the characteristics of the site and the proposed design and purpose.

The proposed development provisions will seek to achieve the following:

7.8.1 Minimum Standard of Development

The proponent seeks to ensure a high standard of development on the land and accordingly provisions will be formulated which require the following:

- a) One dwelling per lot;
- b) Outbuildings (sheds) to be used for strictly non- habitable purposes;
- c) Outbuildings only to be approved and constructed in association with a related dwelling;
- d) Minimum setbacks;
- e) Design and construction of dwellings to be in accordance with design guidelines which encourage:
 - i) development to harmonise with the environment,
 - ii) energy efficient building design, including rainwater tanks, verandas, grey water recycling, and
 - iii) design of dwellings to reflect the traditional 'Australian Rural Vernacular', ie generous veranda spaces, pitched roof forms.

7.8.2 Bushfire Management Plan

The Bushfire Management Plan (the Plan) has been prepared to accompany the rezoning scheme amendment and subdivision application for Lot 1 (Plan 45808) Jurien Road, Jurien Bay within the Shire of Dandaragan.

The subdivision site of approximately 1429 ha (Proposed 48 Rural Small holdings, 1 Public open Space & the Balance Lot) is within a designated bushfire prone area and the Proposal requires the application of *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* (SPP 3.7). The assessed bushfire risk is considered to be manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan.

Assessment of the planned location, vegetation and consideration of planned infrastructure indicates that compliance is able to be achieved against all applicable bushfire related legislation, policy, standards and guidelines, including the Bushfire Protection Criteria.

The location of the subject site is within the Swan Coastal Plain with Banksia Woodland and other associated species. Due to the 2016 designation of Banksia Woodland on the Swan Coastal plain as a Threatened Ecological Community the clearing for asset protection zones may be restricted depending on the quality of the vegetation. The subdivision proposed lots have been designed to allow future building envelopes to be within previously cleared areas, allowing a BAL-29 or lower BAL rating achievable.

The vehicle access to the subject site is via Jurien Road that provides two-way access to different locations. The internal public road network will be designed and constructed to meet the technical requirements of the Guidelines and the Shire of Dandaragan including width and all weather trafficable surface. Any future private driveways that will be >50m in length will be constructed to be 6m in width and have appropriate turn arounds and passing areas suitable for a 3.4 fire appliance. A proposed fire service access way will be incorporated in the western and northern boundaries for emergency service vehicles and also be used by local residents as a bridle trail and walking track to be linked into the public road network.

There is no reticulated water supply in the area of the subject site and it is proposed to install 2 x 50,000lt strategic emergency water tanks with the appropriate fittings and hardstand access. The strategic tanks will be located in separate locations to provide good coverage in the event of a bushfire. Additionally, all individual lots will have a 10,000lt emergency water tank for use by emergency services with the appropriate fittings and hard stand access.

Future buildings within 100 metres of classified vegetation will be constructed to standards which correspond to the determined BALs, as required by *AS 3959-2009 Construction of buildings in bushfire prone areas*. As this proposal does not identify the actual location of building works within each building envelope, there may be a requirement to determine the BAL for individual building works once the actual building site has been approved by the local government.

In response to the findings of the BMP, indicative building envelopes within Asset Protection Zones (APZ) have been shown on Figure 9A. The APZ is an area surrounding a building (or proposed building site) that is managed to reduce the bushfire hazard to an acceptable level by reducing fuel loads. The building envelopes which comprise the APZ's for each lot and the proposed access route to each building envelope are shown on Figure 9A.

The APZ includes a defensible space (minimum 3.0 m width), an area adjoining the asset in which vegetation is kept to an absolute minimum and free from combustible items or obstructions – to facilitate fire- fighting operations.

Following the initial assessment of the proposal by BPP for the BMP, a number of modifications were made to the plan to comply with the Guidelines which included:

- a) Reducing the number of Rural Smallholdings lots and increasing the average lot size – lots were reduced from 53 lots with an average lot size of 8.5 ha – to 49 lots with an average lot size of 9.6 ha.
- b) The roads were realigned to reduce the need for clearing and the result is that all roads are to be constructed on cleared land or shrub land.
- c) Defining indicative Asset Protection Zones so that they would require only very minor clearing for the APZ and access driveway.

The only lots where there may be the need to clear a small portion of Class (D) Scrub or Class (C) Shrubland to create the APZ are lots 32, 33, 39, 42 and 48. The Amendment will allow Council to vary the APZ and with minor adjustments of the APZ when seeking development approval, no vegetation may be needed to be removed. It is estimated that the total amount of vegetation needing to be cleared for the creation of the APZ's is between 1.0 ha – 2.0 ha only.

Although the assessed bushfire risk is considered manageable, the implementation of the BMP will be supported by conditions attached to the Scheme Amendment and Subdivision approval recommended in the BMP and in previous advice from the WAPC dated 14th December, 2016.

The provisions proposed in the Scheme Amendment supporting the BMP's implementation are to be added to *Clause 4.13 Development in the Rural Residential and Rural Smallholdings Zones* and by introducing Schedule 10 – Site Specific Development and Subdivision Provisions as follows:

a) Clearing of Vegetation (to be included in Clause 4.13 of the Scheme)

- (i) When an application is made to Council for development approval, a landscape plan shall be submitted identifying the existing vegetation to be retained and the location and species of trees and shrubs to be planted as part of site development. Issue of a building licence will be conditional on the implementation and maintenance of the landscape plan.
- (ii) Native vegetation shall be retained unless its removal is authorised by Council except in the cases of vegetation which is proposed to be removed to make way for approved construction, fences, access ways, fire management and for trees that are dead diseased or dangerous. Where in the Council's opinion there is a deficiency of vegetation on any particular allotment, the Council may require the planting and subsequent maintenance of an adequate area of vegetation as a condition of development approval.

b) Fire Management – to be included in Schedule 10

Specific development and subdivision provisions as follows:

- (i) Council and the Fire and Emergency Services Authority may at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare, and implement a Fire Management Plan.
- (ii) At the time of subdivision, the local government may request the Western Australian Planning Commission impose a condition that requires the subdivider provide fire- fighting facilities (or a financial contribution in-lieu of) to service the subdivision.

- (iii) At the time of subdivision, the local government may request the Western Australian Planning Commission impose condition/s requiring the construction of any roads, battle-axe access legs, shared access legs, or crossovers required to provide adequate vehicular access to the proposed lots.
- (iv) The WAPC may impose a condition requiring the subdivider to prepare and implement a management plan for Public Open Space which must address, if required, access to water for fire- fighting purposes.
- (v) No clearing or destruction of any remnant vegetation or revegetation shall be permitted except for:
 - 1) Clearing to comply with the requirements of the Bush Fires Act 1954 (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government, and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004;
 - 2) Clearing for vehicular access or fire breaks specifically identified on the Structure Plan;
 - 3) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government;
 - 4) Trees that are diseased or dangerous as determined by the local government.

c) Water Supply

Construction of a single dwelling on any lot shall be supported by a minimum:

- 1) 260m² of roof catchment area from all buildings and a minimum rain water storage tank capacity of 120,000 litres as calculated under the Department of Water's Stormwater Management Manual for WA formula; or
- 2) A 10,000 litre storage tank fed from an on-site dam or underground bore for domestic and fire fighting use. All tanks shall include the installation of a 50mm outlet with gate valve and male coupling located at the base clearly marked "Fire Brigade Connection Point".

It is also noted that the government does not require a licence to install a groundwater bore and to extract water when, amongst other uses, it is only to be used for firefighting.

All of the above provisions are included in the Amendment Provisions.

Additional Provisions

The BMP has recommended the following condition which should be required either as provisions within the Scheme, or as conditions of subdivision and development and to be in compliance with the approved BMP.

- “i) It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation zone and compliance with the local government’s annual firebreak notice issues under s33 of the *Bush Fires Act 1954*.”

7.8.3 Suggested Provisions

Based upon the needs and requirements to see that the Structure Plan is implemented in a manner consistent with the proposal in this Amendment report, the following are provisions proposed to be included in Schedule 10 of the LPS No. 7.

1. Subdivision and Development

- a) Subdivision of the land within Lot 1 shall generally be in accordance with the Structure Plan dated 18th September, 2017 attached to the Scheme Amendment Report (Amendment No. 27).
- b) Council and the Fire and Emergency Services Authority may at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare, and implement a Fire Management Plan.
- c) Council may request, at the subdivision stage, that the subdivider undertakes to prepare a drainage study to determine how to alleviate adjacent lots from hazards posed by floodwaters, but without degrading the conservation values of the wetlands and associated features. The basis of information regarding a drainage and flood risk study, should reflect the criteria provided in the Land Capability and Geotechnical Assessment (Appendix 2).
- d) Prior to subdivision, the subdivider shall prepare building guidelines to inform the desired character of future development. The guidelines shall be prepared to Council's satisfaction.
- e) The subdivider shall install suitable fencing to the perimeter of the Estate and to the boundaries of lots within. The style of fencing should be open in nature and befitting the rural character of the locality.
- f) At the time of subdivision, the local government may request the Western Australian Planning Commission impose condition/s requiring the construction of any roads, battle-axe access legs, shared access legs, or crossovers required to provide adequate vehicular access to the proposed lots.

2. Public Open Space (Reserve for Recreation)

- a) Council shall at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare and implement a management plan for the Public Open Space (Reserve for 'Recreation') as delineated on the Structure Plan which is to address the following:
 - 1) rehabilitation of the natural environment;
 - 2) a maintenance regime; and
 - 3) access to water for fire fighting purposes.

- b) Prior to Council recommending endorsement to the Western Australian Planning Commission ('the WAPC') of a deposited plan of subdivision, the subdivider shall:
 - 1) implement a Public Open Space (POS) Management Plan to Council's satisfaction; and
 - 2) enter into a legal agreement with Council to ensure the ongoing maintenance of the POS in accordance with the provisions of the Management Plan for a specified period. The legal agreement shall be prepared at the subdivider's cost to the satisfaction of the WAPC.

3. Development & Land Use Controls

- a) All buildings shall be contained within a building envelope not exceeding 4,000 m². For the purpose of this clause "buildings" shall include dwellings and outbuildings.

- b) Building envelopes shall be nominated by the landowner at the development approval stage and shall comply with the following
 - 1) Minimum front setback 20 metres,
 - 2) Minimum side setback: 10 metres,
 - 3) Minimum rear setback: 10 metres, and
 - 4) Minimum setback from a permanent water body: 50 metres.

- c) Notwithstanding provisions b) above the application to approve a building envelope must be accompanied by relevant building plans, and information addressing visual amenity, privacy and screening, vegetation loss, access and proximity to natural features.

- d) In the case of lots adjoining rural lots with an established rural activity the building envelope shall be a minimum of 100 metres as measured from the lot boundary containing the rural use.

- e) Notwithstanding any other provision of the Scheme, outbuildings or shed structures shall:

- 1) Not be used for habitable purposes; and
 - 2) Not be permitted unless approved in association with a related dwelling.
- f) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of Geological Survey of WA.
- g) Notwithstanding f) above, upon cessation of quarrying activity Council and the Director of Geological Survey of WA may approve development within the buffer area or when the mining licence has expired or has been forfeited.
- h) Only one dwelling is permitted on any lot within the Rural Smallholdings zone, although the local government may, at its discretion, also approve one ancillary accommodation unit as defined in the Residential Design Codes.
- i) No clearing or destruction of any remnant vegetation or revegetation shall be permitted except for:
- 1) Clearing to comply with the requirements of the Bush Fires Act 1954 (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government, and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004;
 - 2) Clearing for vehicular access or fire breaks specifically identified on the Structure Plan;
 - 3) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government;
 - 4) Trees that are diseased or dangerous as determined by the local government; and
 - 5) Any proposed clearing of River Gums on Lot 5 will require local government and Department of Environmental Protection approval aimed at protecting the habitat of the Carnaby's Black Cockatoo.

Notwithstanding 3. above no clearing of the River Gums (*Eucalyptus camaldulensis*) will be permitted on Lot 5 without the approval of the local government and the Department of Environmental Protection by obtaining a clearing permit obtained from the Department of Environmental Protection under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

- j) Prior to Council recommending endorsement to the WAPC of a deposited plan of subdivision, the subdivider shall enter into a notification pursuant to section 165 Planning & Development Act 2005 advising registered proprietors and prospective purchasers of the subdivided lots that the lots are subject to the provisions of a Structure Plan which contains factors affecting the use and enjoyment of the lots ("the

Notification"). The Notification shall be prepared at the subdivider's cost to the satisfaction of the WAPC and shall be registered against each of the certificates of title for the subdivided lots.

- k) Development must be consistent with the "Indian Ocean Drive Planning Guidelines" WAPC, March 2014, if it will be visible from Indian Ocean Drive.

5. Water Supply

- a) Construction of a single dwelling on any lot shall be supported by a minimum:
- 1) 260m² of roof catchment area from all buildings and a minimum rain water storage tank capacity of 120,000 litres as calculated under the Department of Water's Stormwater Management Manual for WA formula; or
 - 2) A 10,000 litre storage tank fed from an on-site dam or underground bore for domestic and fire fighting use. All tanks shall include the installation of a 50mm outlet with gate valve and male coupling located at the base clearly marked "Fire Brigade Connection Point".
- b) The government does not require a licence to install a groundwater bore and to extract water from a non-artesian well in a proclaimed area if:
- the only water that can be taken from the well is from the water table aquifer;
 - water taken from the well/bore is to be used for one or more of the following:
 - i) firefighting;
 - ii) watering cattle or other stock but not under intensive conditions;
 - iii) watering an area of lawn or garden that does not exceed 0.2 ha;
 - iv) other ordinary domestic purposes.

(Rights in Water and Irrigation Exemption [Section 26c] Order 2011 under the *Rights in Water and Irrigation Act 1914*).

6. Development within Quarry Buffer

- a) Lots 31, 33, 35 and 38 – 41 shall not be released until the current extraction licence has ceased to operate or the buffer has been redefined and no longer affects the above lots. Lots 31, 35, 38 and 41 may be released if building envelopes are agreed outside the buffer where the buffer only affects part of the lot.
- b) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan.
- c) Notwithstanding b) above, no residential development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of Geological Survey of WA.

d) Notwithstanding a), b) or c) above, upon cessation of quarrying activity Council and the Director of Geological Survey of WA may approve development within the buffer area or when the mining licence has expired or has been forfeited.

7. Development within the Karst Risk Area

- a) Prior to any development occurring, including the construction of subdivisional roads, a sub-surface investigation must be undertaken involving at a minimum the sinking of eight boreholes across the western third of the site (the Rural Smallholding Zone) to determine depth to water table and thickness of limestone. This should result in a report, based upon the analysis of data, produced for the WAPC explaining the results and indicating if further work is required to guarantee the foundation stability of each building envelope identified as having a potential risk.
- b) As a result of assessing the karst landform, the WAPC may approve minor changes to the:
- lot boundaries;
 - building envelopes; or
 - road alignment

without requiring an amendment to the Structure Plan or approved subdivision plan.

PLANNING AND DEVELOPMENT ACT 2005

PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

SHIRE OF DANDARAGAN

LOCAL PLANNING SCHEME NO. 7

AMENDMENT NO. 27

RESOLVED that the local government pursuant to Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Rezoning a portion of Lot 1 Jurien Road, Jurien Bay from 'Rural' zone to 'Rural Smallholdings' zone as shown on the Scheme Amendment Map.
2. Insert a new Schedule into the Scheme as 'Schedule 10 – Specific Provisions for Rural Smallholdings Zones' introducing site specific development and subdivision provisions including a Structure Plan for Rural Smallholdings Area 1.
3. In Clause 3.2 replace 'Rural Residential Zone' and its objective; 'To provide for rural lots for residential purposes. Lots should generally range in size between 2.0 ha and 20.0 ha', with the following:

'Rural Residential Zone

- To provide for lot sizes in the range of 1 ha to 4 ha
- To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.'

4. Insert the following into Clause 3.2 of the Scheme to follow 'Rural Residential Zone':

'Rural Smallholdings Zone

- To provide for lot sizes in the range of 4 ha to 40 ha
- To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- To set aside areas for the retention of vegetation and landform or other features which distinguish the land.'

5. Insert the Rural Smallholdings Zone into Table 1: Zoning Table with the following land use permissibilities:

Use Classes	Rural Smallholdings
Bed and breakfast	D
Cabin	A
Caretakers dwelling	D
Chalet	A
Cottage industry	D
Single house	P
Holiday house	P
Home occupation	D
Rural pursuit	D

(all other uses are not permitted)

6. Amend the provisions in Clause 4.13 of the Scheme to the following:

4.13 DEVELOPMENT IN THE RURAL RESIDENTIAL AND RURAL SMALLHOLDINGS ZONES

- 4.13.1 The subdivision of any land within the Scheme area classified Rural Residential or Rural Smallholdings Zone shall generally be in accordance with a structure plan prepared pursuant to Part 4 of the deemed provisions.
- 4.13.2 The subdivision of existing Rural Residential or Rural Smallholdings lots that do not have approved structure plans will generally not be supported.
- 4.13.3 Development in a Rural Residential or Rural Smallholdings Zone shall comply with the following general requirements:
- (i) Not more than one single dwelling per lot shall be erected.
 - (ii) When an application is made to Council for development approval, a landscape plan shall be submitted identifying the existing vegetation to be retained and the location and species of tree and shrubs to be planted as part of site development. Issue of a building licence will be conditional on the implementation and maintenance of the landscape plan.
 - (iii) Native vegetation shall be retained unless its removal is authorised by Council except in the cases of vegetation which is proposed to be removed to make way for approved construction, fences, access ways, fire management and for trees that are dead, diseased or dangerous. Where in the Council's opinion there is a deficiency of vegetation on any particular allotment, the Council may require the planting and subsequent maintenance of an adequate area of vegetation as a condition of development approval.
 - (iv) In the Rural Residential and Rural Smallholdings Zones, a demonstrated and sustainable water supply is to be provided in accordance with Western Australian Planning Commission policy.

- (v) The siting and erection of any building, outbuilding or fence shall not be approved by Council unless or until it is satisfied that the design, construction, materials and position will be in harmony with the rural character of the land within the zone and locality generally.
- (vi) On-site effluent disposal systems servicing development on the lots should be to the specifications of the local authority or Department of Health. The use of non-standard effluent disposal systems may be required and in any event the following requirements shall be satisfied:
 - (a) Adequate separation achieved between the base of the leach drains and the highest recorded groundwater level.
 - (b) Adequate horizontal separations achieved between the disposal system and existing drains, water courses or water bodies.
 - (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the land owner and be maintained to the satisfaction of the local authority.
 - (d) Prevention of direct movement of wastewater and nutrients from the locality of each disposal area.
- (vii) The subdivider shall advise all purchasers of subdivided lots that if the lots are located within a Groundwater Area and that water extraction requires licensing.
- (viii) The keeping of livestock for commercial purposes shall not be permitted. The keeping of livestock for domestic purposes will only be permitted to manage areas of cleared pasture and then only to maximum stocking rates permitted under Department of Food and Agriculture guidelines given the soil and vegetation types in the locality. Given Council's preferred aim to revegetate cleared pasture areas, the keeping of livestock for domestic purposes is to be discouraged;
- (ix) All residences, outbuildings, carports and the like shall be constructed of materials sympathetic to the character of the locality, as may be approved or required by Council. The scale of outbuildings shall be of a domestic nature such that the rural residential amenity of the locality is not prejudiced. Large industrial type buildings will not be permitted.
- (x) It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation

zone and compliance with the local government's annual firebreak notice issues under s33 of the *Bush Fires Act 1954*.

4.13.4 Specific additional requirements which relate to Rural Residential or Rural Smallholdings zoned land are set out in Schedule 7 and 10. Where there is a conflict with any other provision of the Scheme, the provisions of Schedule 7 and 10 shall prevail.

7. Introducing a schedule of site specific development and subdivision provisions, including a Structure Plan, in Schedule 10 as follows:

i) Subdivision and Development

- a) A Structure Plan and the requirement for subdivision to be in accordance with a Structure Plan approved by the WAPC will be required.
- b) Council may request, at the subdivision stage, that the subdivider undertakes to prepare a drainage study to determine how to alleviate adjacent lots from hazards posed by floodwaters, but without degrading the conservation values of the wetlands and associated features. The basis of information regarding a drainage and flood risk study, should reflect the criteria provided in the Land Capability and Geotechnical Assessment (Appendix 2).
- c) Prior to subdivision, the subdivider shall prepare building guidelines to inform the desired character of future development. The guidelines shall be prepared to Council's satisfaction.
- d) The subdivider shall install suitable fencing to the perimeter of the Estate and to the boundaries of lots within. The style of fencing should be open in nature and befitting the rural character of the locality.

ii) Public Open Space (Reserve for Recreation)

a) Council shall at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare and implement a management plan for the Public Open Space (Reserve for 'Recreation') as delineated on the Structure Plan which is to address the following:

- 1) rehabilitation of the natural environment;
- 2) a maintenance regime; and
- 3) access to water for fire- fighting purposes.

iii) Development & Land Use Controls

a) All buildings in the 'Rural Smallholdings' Area 1 shall be contained within a building envelope not exceeding 4,000 m². For the purpose of this clause "buildings" shall include dwellings, outbuildings and effluent disposal systems.

- b) Building envelopes shall be nominated by the landowner at the development approval stage and shall comply with the following:
- 1) Minimum front setback 20 metres,
 - 2) Minimum side setback: 10 metres,
 - 3) Minimum rear setback: 10 metres, and
 - 4) Minimum setback from water body: 50 metres.
- c) Notwithstanding provisions b) above the application to approve a building envelope must be accompanied by relevant building plans, and information addressing visual amenity, privacy and screening, vegetation loss, access and proximity to natural features.
- d) In the case of lots adjoining rural lots, the building envelope shall be a minimum of 100 metres as measured from the lot boundary containing the rural use.
- e) Notwithstanding any other provision of the Scheme, outbuildings or shed structures shall:
- 1) not be used for habitable purposes; and
 - 2) not be permitted unless approved in association with a related dwelling.
- f) Only one dwelling is permitted on any lot within the Rural Residential zone and 'Rural Smallholdings' zone, although the local government may, at its discretion, also approve one ancillary accommodation unit as defined in the Residential Design Codes.
- g) Prior to Council recommending endorsement to the WAPC of a deposited plan of subdivision, the subdivider shall enter into a notification pursuant to section 165 Planning & Development Act 2005 advising registered proprietors and prospective purchasers of the subdivided lots that the lots are subject to the provisions of a Structure Plan which contains factors affecting the use and enjoyment of the lots ("the Notification"). The Notification shall be prepared at the subdivider's cost to the satisfaction of the WAPC and shall be registered against each of the certificates of title for the subdivided lots.
- h) Development must be consistent with the "Indian Ocean Drive Planning Guidelines" WAPC, March 2014, if it will be visible from Indian Ocean Drive.

iv) Water Supply

- a) Construction of a single dwelling on any lot shall be supported by a minimum:
- 1) 260m² of roof catchment area from all buildings and a minimum rain water storage tank capacity of 120,000 litres as calculated under the

Department of Water's Stormwater Management Manual for WA formula; and

2) A 10,000 litre storage tank fed from roof collection, an on-site dam or under-ground bore for fire-fighting use. All tanks shall include the installation of a 50mm outlet with gate valve and male coupling located at the base clearly marked "Fire Brigade Connection Point".

- b) The government does not require a licence to install a groundwater bore and to extract water when it is only to be used for:
- the only water that can be taken from the well is from the water table aquifer;
 - water taken from the well/bore is to be used for one or more of the following:
 - i) firefighting;
 - ii) watering cattle or other stock but not under intensive conditions;
 - iii) watering an area of lawn or garden that does not exceed 0.2 ha;
 - iv) other ordinary domestic purposes.

(Rights in Water and Irrigation Exemption [Section 26c] Order 2011 under the *Rights in Water and Irrigation Act 1914*).

v) Development within Quarry Buffer

- a) Lots with an approved quarry buffer area shall not be released until the extraction licence has ceased and subject to satisfying Provisions 7. v), c) and d).
- b) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan.
- c) Notwithstanding b) above, no residential development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of Geological Survey of WA.
- d) Notwithstanding a), b) or c) above, upon cessation of quarrying activity Council and the Director of Geological Survey of WA may approve development within the buffer area or when the mining licence has expired or has been forfeited.

vi) Development within the Karst Risk Area

- a) Prior to any development occurring, including the construction of subdivisional roads, a sub-surface investigation must be undertaken involving at a minimum the sinking of eight boreholes across the western third of the site (the Rural Smallholding Zone) to determine depth to water table and thickness of limestone. This should result in a report, based upon the analysis of data, produced for the WAPC explaining the results and indicating if

further work is required to guarantee the foundation stability of each building envelope identified as having a potential risk.

- b) As a result of assessing the karst landform, the WAPC may approve minor changes to the:
- lot boundaries;
 - building envelopes; or
 - road alignment

without requiring an amendment to the Structure Plan or approved subdivision plan.

vii) Bushfire Management and Clearing of Vegetation

- a) Council and the Fire and Emergency Services Authority may at the subdivision stage request the Western Australian Planning Commission to impose a condition requiring the subdivider to prepare, and implement a Fire Management Plan.
- b) At the time of subdivision, the local government may request the Western Australian Planning Commission impose a condition that requires the subdivider provide fire-fighting facilities (or a financial contribution in-lieu of) to service the subdivision.
- c) At the time of subdivision, the local government may request the Western Australian Planning Commission impose condition/s requiring the construction of any roads, battle-axe access legs, shared access legs, or crossovers required to provide adequate vehicular access to the proposed lots.
- d) The WAPC may impose a condition requiring the subdivider to prepare and implement a management plan for Public Open Space which must address, if required, access to water for fire-fighting purposes.
- e) No clearing or destruction of any remnant vegetation or revegetation shall be permitted except for:
- 1) Clearing to comply with the requirements of the Bush Fires Act 1954 (as amended), the local government's Bush Fire Notice and/or any fire management plan endorsed by the local government, and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004;
 - 2) Clearing for vehicular access or fire breaks specifically identified on the Structure Plan;

- 3) Clearing as may reasonably be required to accommodate an approved building and curtilage, or vehicular access to an approved building or other land use approved by the local government;
- 4) Trees that are diseased or dangerous as determined by the local government.
- 5) Any proposed clearing of river red gums (*eucalyptus camaldulensis*) on Lot 5 will require local government and Department of Environmental Protection approval aimed at protecting the habitat of the Carnaby's Black Cockatoo.
- 6) It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation zone and compliance with the local government's annual firebreak notice issues under s33 of the *Bush Fires Act 1954*.

The amendment is complex under the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 for the following reasons:

- a) it is an amendment that is not consistent with a local planning strategy for the Scheme that has been endorsed by the Commission;
- b) it is an amendment relating to a development that is of a scale, or will have an impact, that is significant relative to development in the locality; and
- c) the amendment is not recognised as being a basic or standard amendment.

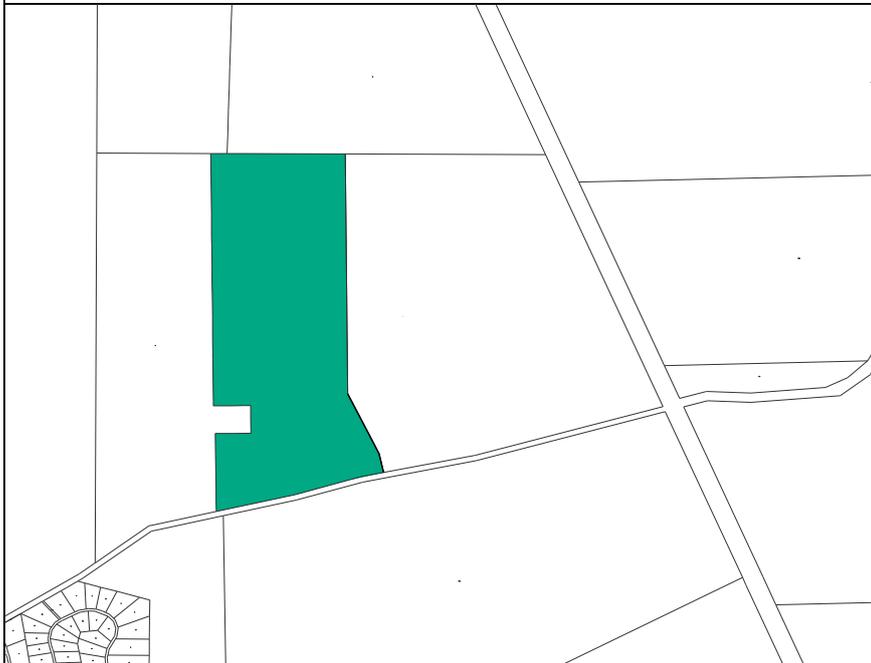
Dated this.....day of.....20.....

.....
CHIEF EXECUTIVE OFFICER

SHIRE OF DANDARAGAN LOCAL PLANNING SCHEME NO. 7 Amendment No. 27



EXISTING ZONING



SCHEME (AMENDMENT) MAP

LEGEND

LOCAL SCHEME RESERVES

(see scheme text for additional information)

-  Conservation
-  Local road
-  Parks and recreation
-  Public purposes

LOCAL SCHEME ZONES

(see scheme text for additional information)

-  Rural
-  Rural residential
-  Special development
-  Special use
-  Rural Smallholdings

OTHER CATEGORIES

(see scheme text for additional information)

-  Scheme boundary
-  Local Government boundary
-  R20 R Codes
-  A1 Additional uses
-  R1 Restricted uses
-  RRes1 Rural residential area
-  SU1 Special use area
-  1 Bassendean sand special control area



DATE: 27 September 2017 JOB:1743



Landvision Pty Ltd
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ZONING PLAN

LOT 1, JURIEN ROAD
JURIEN
SHIRE OF DANDARAGAN

COUNCIL ADOPTION

This Complex Amendment was adopted by resolution of the Council of the Shire of Dandaragan at the _____ Meeting of the Council held on the _____ day of _____, 20____.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Dandaragan at the _____ Meeting of the Council held on the _____ day of _____, 20____, proceed to advertise this Amendment.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for _____ by resolution of the Shire of Dandaragan at the _____ Meeting of the Council held on the _____ day of _____, 20____ and the Common Seal of the Shire of Dandaragan was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

APPENDIX 1
FLORA AND VEGETATION ASSESSMENT

APPENDIX 2
LAND CAPABILITY AND GEOTECHNICAL ASSESSMENT

APPENDIX 3
BUSHFIRE MANAGEMENT PLAN

APPENDIX 4
Timing and Scope of Investigations for Potential Karst on
Lot 1, Jurien Road, Jurien Bay, WA

Schedule of Submissions – Local Planning Scheme 7 Amendment 27 – Lot 1 Jurien Road, Jurien Bay

Advertised pursuant to r.38 of the Regulations for 80 days from 20 February 2018 to 11 May 2018

3 Total Submissions (All Object)

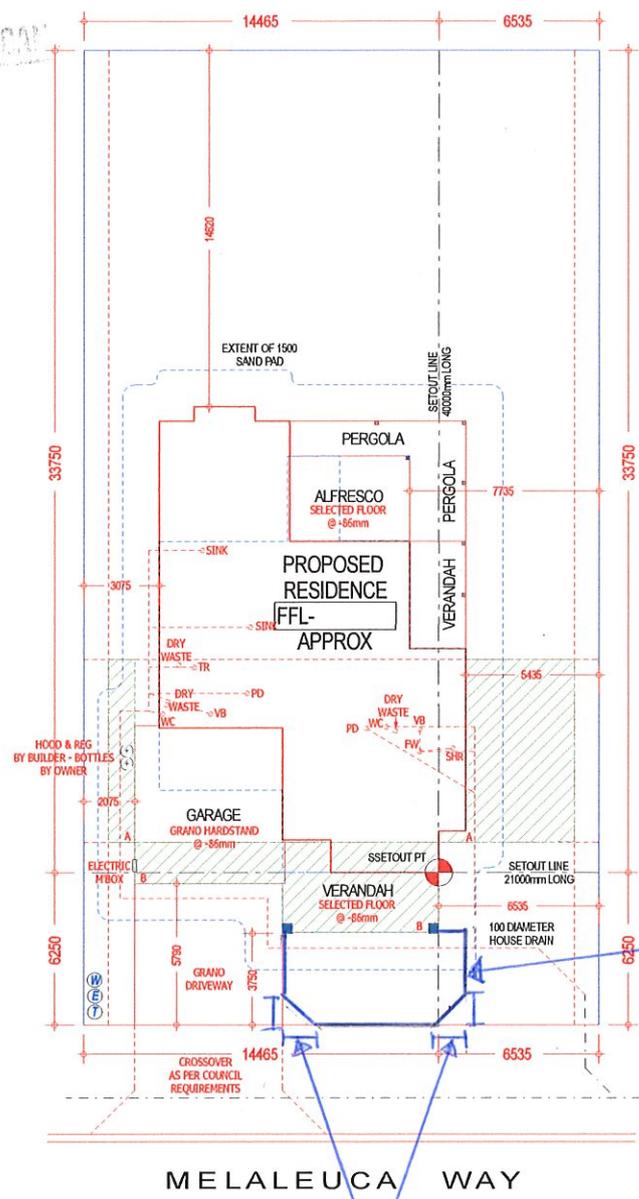
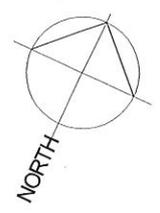
N.	Submitter	Comment/Concern	Shire Officer Response	DPLH Response
1	Lance & Rebecca Pink Lot 513 Cockleshell Gully Road, Jurien Bay 26 April 2018	<ol style="list-style-type: none"> 1. This proposal does not follow the current development between Jurien and Cervantes which is all located south of Jurien East Road. With the Hill River development effectively joining Jurien and Cervantes, with future growth representing over 20kms of development already, moving North will start to join Jurien with Greenhead and create the type of urban sprawl that causes issues with the greater Perth Metropolitan area. 2. There are already a significant number of similar sized lots on the market in already released Alta Mare and Jurien Bay Heights and Hill River with no signs of a supply shortage. 3. The development of Lot 1 is moving into already developed and productive agricultural land with any future expansion resulting in a loss of agricultural land as highlighted in figure 6 that has future development heading straight towards and into our land holding. 	<p>The rezoning proposed by Scheme Amendment 27 will result in the Shire's first "Rural Smallholdings" zone where lots can range from 4ha to 40ha with limited rural land uses which are compatible with the conservation of existing landforms and vegetation. Development in such zones is seen in planning terms as the lowest impact for both the rural and the residential aspect of the zoning classification. Furthermore, approximately 2/3 of Lot 1 will remain zoned "Rural", it is noted this is the low-lying region of the property where rezoning to a higher density zone would be environmentally unsustainable.</p> <p>The proposed rezoning would offer larger lots (when subdivided) than what is existing in current "Rural Residential" and "Special Use Zone – Rural Development" zones. This would provide future landowners with the opportunity to keep a greater number of stock for domestic purposes in accordance with DPIRD's guidelines and seek larger other rural pursuits than what is currently available on the property market.</p> <p>Further expansion north towards Greenhead is heavily restricted by a number of environmental and infrastructure factors, for example, please see Special Development Zone 2 (North Head) of LPS7.</p> <p>However, please note a portion of Lot 10338 Jurien Road southwest of your property is currently zoned Rural Residential zone but is not subdivided. Additional/future expansion is proponent/landowner</p>	

			initiated.	
2	Mark & Beverley Errington Lot 10414 Jurien Road, Jurien Bay 11 May 2018	<ol style="list-style-type: none"> 1. The submission to rezone was only advertised in the local paper once and surrounding neighbours were not notified separately. Most of the neighbours are new within the last 5 years we feel it would've been more courteous of the shire to still notify neighbours. 2. Ourselves and other neighbours bought into this area because it is a rural area. As a farmer having a number of hobby farms nearby can create problems e.g. uncontrolled dogs disturbing livestock, uncontrolled lice in sheep which could spread. 3. We feel that there are already a number of proposed blocks with Ardross (2500 North Jurien and 8000 lots South East Jurien) and allowing more will have a severe impact on the price of Land. The subdivisions at Alta Mare and Hill River still have empty blocks not built on and many of these are For Sale. 4. If this subdivision was to have an impact on raising the price in land will this in turn raise the price of our rates? 5. If over time these blocks are opened up and there is not enough work to be found locally this will result in absentee owners. Would this be in the best interest of the Shire and Town? 	<ol style="list-style-type: none"> 1. Amendment 27 was advertised in accordance with regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015. The initial period was extended a further two weeks from the 27th April to the 11th May on request by surrounding landowners. 2. Noted. 3. Please see paragraph 2 of the Shire Officer Response to submission 1. 4. Firstly, the Shire is not in a position to advise or comment on valuations as this is done through Landgate as an independent valuer However, it is assumed the rezoning of a current "Rural" property would generally not affect a neighbouring "Rural" zoned property as such properties are rated as Unimproved Value (UV) by looking at their land use and soil condition. If a property sells and the selling price is significantly higher than expected, then the Valuer General will look into it and possibly adjust the valuation. So if the subject rezoning and subsequent subdivision takes place, and then lots start to sell, it is assumed this should not affect the valuation of a neighbouring property that is still a farming property zoned as "Rural". 5. This would not contradict the objectives of the 'Rural Smallholdings' zone nor is it different from the large number of absentee landowners in the town sites of Jurien Bay and Cervantes. It is hoped future development in the Shire and offering this new zoning would promote greater permanent residents, but ultimately the future market will determine this. 	

3	Terry Chisholm Lot 501 Jurien Road, Jurien Bay 11 May 2018	<p>1. We have a licence to excavate sand and limestone on our land for a term of 10 years expiring on 30 June 2022. We intend to renew the licence at the expiration of 30 June 2022. The sand and limestone resources are extensive and are expected to last several decades depending on demand. The property was purchased with the intention of utilising the limestone and sand resources on the property until the depletion of such resources at which time we would possibly subdivide the land or resell the block for subdivision. The odd shape of our block is solely to enable extraction on our block, the block was purchased from the current owner of Lot 1.</p> <p>2. We fear that the proposed rezoning of Lot 1 would jeopardise the renewal of the extractive industry (sand and limestone) licence and would cause inconvenience, loss of jobs and local investment. We would be aggrieved if our operations were affected as we have invested heavily in machinery, equipment and site setup. We are against the rezoning mainly due to concerns which may be raised with public safety and amenity. Activities such as excavation, movement of machinery and trucks may be deemed hazardous or irritating. Despite taking all reasonable steps to mitigate dust, noise, vibration and other forms of nuisance from the excavation sites, there would inevitably be dust and noise which could affect the proposed Lots when the wind is blowing from the west.</p> <p>3. The products extracted from Lot 501 are utilised in the Shire of Dandaragan.</p>	<p>1. Noted.</p> <p>2. A provision of Scheme Amendment 27 is as follows: v) Development within Quarry Buffer a) Subdivision clearance shall not be granted by the local authority for Lots 31, 33, 35 and 38-41 until the current extraction licence has ceased to operate or the buffer has been redefined and no longer affects the above lots. b) No residential development shall be permitted within the Quarry Buffer as delineated on the Structure Plan. c) Notwithstanding b) above, no residential development is permitted within the buffer until the complete extraction and rehabilitation of the resource to the satisfaction of the Director of Geological Survey of WA.</p> <p>3. Noted.</p> <p>4. Refer to comment 2 above.</p> <p>5. The present rezoning of Lot 1 would, if anything, aid your future ambitions for rezoning and subdivision of Lot 501 post the extraction use. It is noted some concept ideas floated the current rezoning together with your property, but never progressed further due to your ongoing productive extraction industry. The applicant has every right as the landowner of Lot 1 to pursue rezoning and subdivision in the present, especially if your future ambitions are to propose a similar and reflective rezoning on neighbouring Lot 501.</p> <p>6. As shown in the whole of this document these stated neighbour concerns have not been submitted as part of a submission. However, comments to each assumption are as follows: 1. A provision of Scheme Amendment 27 will ensure subdivision results in suitable fencing being installed for all created lots. It is hoped with stock only being kept for domestic purposes high animal husbandry standards are met. 2. Please see paragraph 2 of the Shire Officer</p>	
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		<p>4. Without having a guarantee that the proposed rezoning of Lot 1 would not undermine or restrict future extraction operations, it is our view that rezoning of Lot 1 should only be considered upon the cessation of the quarry operation.</p> <p>5. We also fear that the proposed rezoning of Lot 1 would jeopardise any future prospect of us being able to subdivide Lot 501. After the cessation of the quarry, the proposed rezoning of Lot 1 could be considered together with the proposed rezoning of 501 in order to achieve a better usage.</p> <p>Without having a guarantee that the proposed rezoning of Lot 1 would not undermine or restrict future subdivision of Lot 501 which is situated closer to the Jurien Bay townsite, it is our view that rezoning of Lot 1 should only be considered after rezoning of Lot 501.</p> <p>6. We aware that other adjoining property owners are against the rezoning in Lot 1. We have heard the following Concerns voiced:</p> <ol style="list-style-type: none"> 1. A lower standard of fencing, livestock disease and parasite control is expected on hobby farms compared to commercial farms in the surrounding area. 2. There are currently sufficient hobby farms and it is not necessary for the rezoning for that purpose at this stage. 3. The condition of soil in Lot 1 may not be suitable for the proposed rezoning. Please refer to previous reports on the soil condition in Lot 1. 	<p>Response to submission 1.</p> <p>3. Opposing to Scheme Amendment 27 - Appendix 2: Land Capability and Geotechnical Assessment.</p>	
--	--	---	---	--

RECEIVED
- 3 MAY 2019
SHIRE OF DANDARAGRA



STORMWATER NOTE
ALL STORMWATER TO BE COLLECTED BY BUILDER TO SHIRE REQUIREMENTS.

TERMITE TREATMENT NOTE
TERMITE TREATMENT IS TO BE THE HANDSPRAYING OF BYFENTHRIN IN ACCORDANCE W-AS 3650.1.

PROVIDE PHYSICAL TERMESH TERMITE BARRIER TO GARAGE ZERO-LOT WALLS.

FRONT AVERAGING CALCS
Area "b" being to portion of residence within the front setback area of 6m
Area "a" being the compensating area behind the setback line of 6m

Area "a" = 41.82m²
Area "b" = 33.94m²

Proposed 1.3m retaining wall with 1.5m fence above.

Fence truncated 1.5m as per R-Codes.
Clause 5.2.5 - C5

GRH designs
Creating innovative & practical designs that are inspired by your dreams and vision.
E-mail: ghd@grhdesigns.com.au
Ph: 0419 939 712
Web: www.grhdesigns.com.au

Proposed Residence to be constructed on -
CLIENT : Darryl & Sharron Nottle,
ADDRESS : LOT 339,
Melaleuca Way
Lookout Bay, Jurien, WA.

Indemnity Note - The client as invoiced indemnifies GRH Designs Pty Ltd from any legal action or costs associated with defending the legal action taken against GRH Designs for Copyright, Financial Loss, or damages.

DATE	30-01-2017
SCALE	1 : 200
DRAWN	GRH DESIGNS
REVISION	1 WIR ROBE CHANGE 18-18-17
Building Type : Double Storey Special	

PROPOSED SITE PLAN

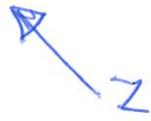
It is the builder's responsibility to confirm all measurements, dimensions, and areas of all material prior to any construction or submission. The builder shall undertake all work in accordance with manufacturer specifications, relevant local and state authorities, BCA requirements and laws. The builder shall undertake all work in accordance with relevant Australian Standards. All discrepancies shall be immediately reported to the principal and/or owner prior to any work commencing. The builder is to take all responsibility for confirming compliance of plans with regards to setbacks/setbacks/council by-laws. Unless on difficulties for which the provision has not been made for by the builder/contractor will in no way relieve the builder or contractor from the full execution of the contract. GRH Designs does not guarantee any approval from government authority.

SHT 11 OF 11

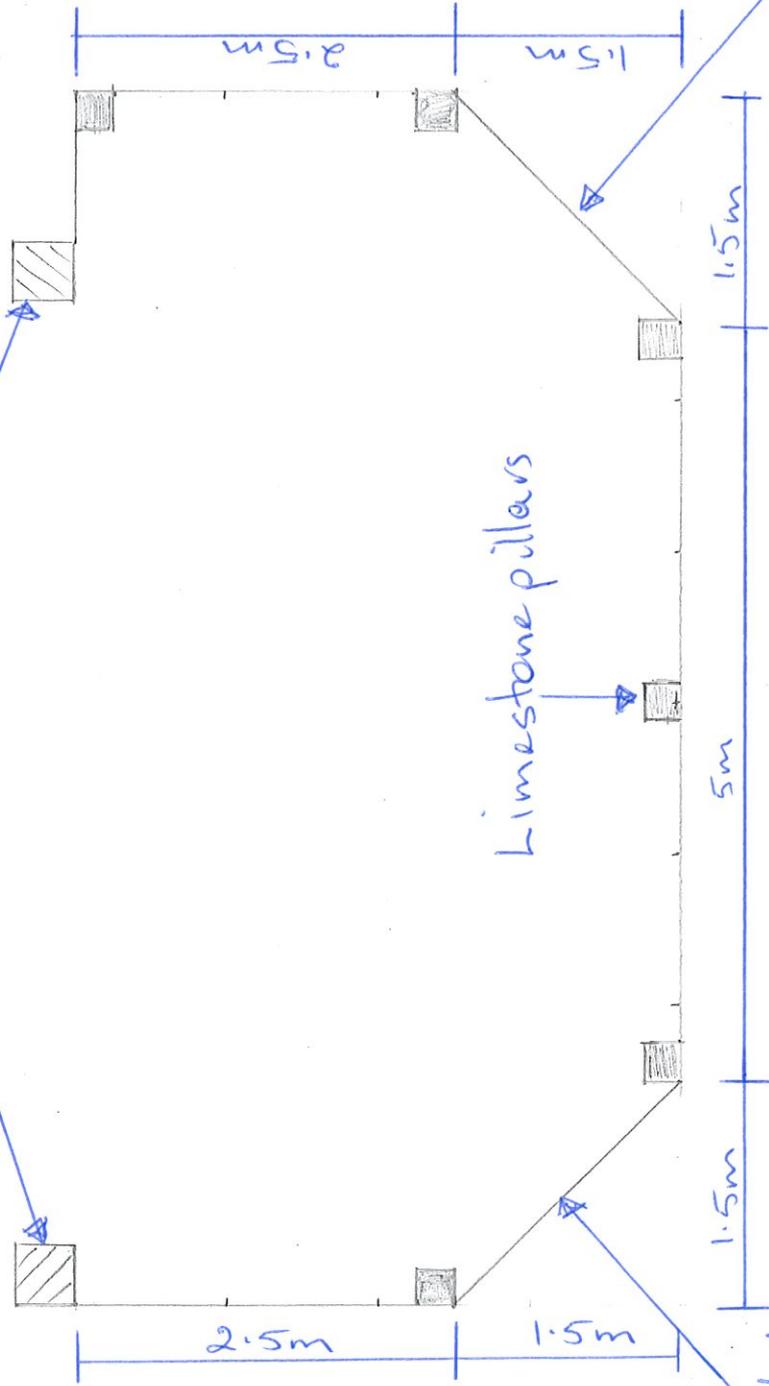
A3

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- 3 MAY 2019
SHIRE OF DAWSON

Proposed 1.3m retaining wall with 1.5m fence above



House balcony pillars



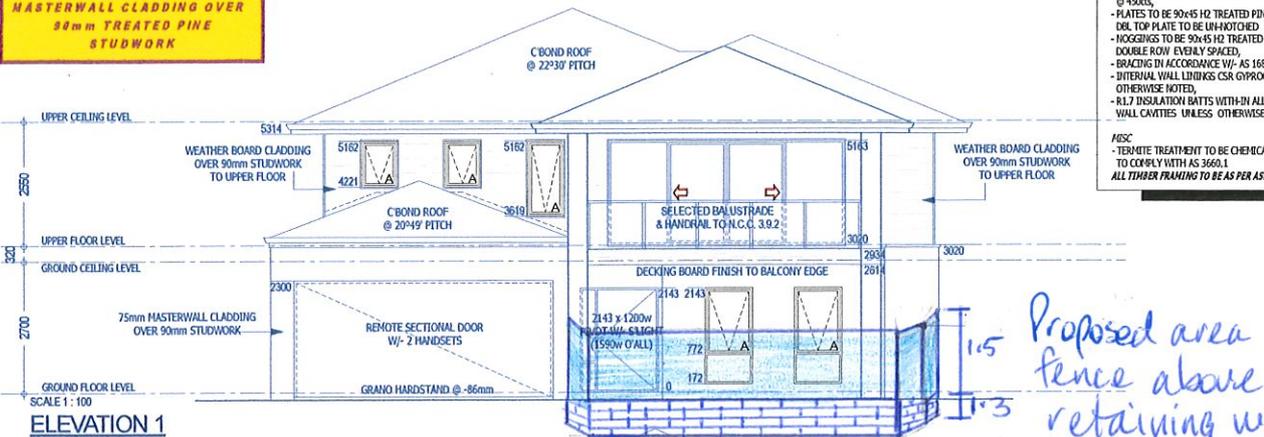
Limestone pillars

Fence truncated 1.5m
as per R-Codes 5.2.5-C5

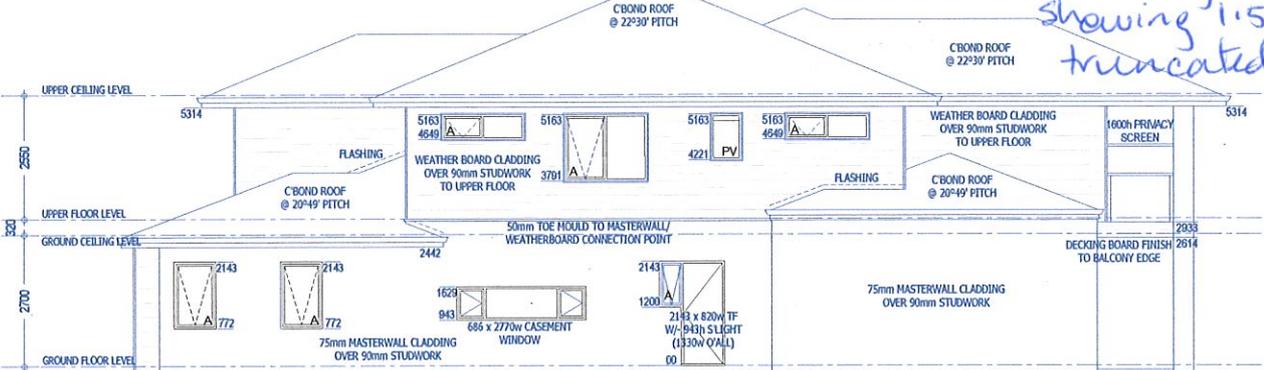
Fence truncated
1.5m as per
R-Codes 5.2.5 - C5

**THIS DWELLING IS
DESIGNED FOR 75mm
MASTERWALL CLADDING OVER
90mm TREATED PINE
STUDWORK**

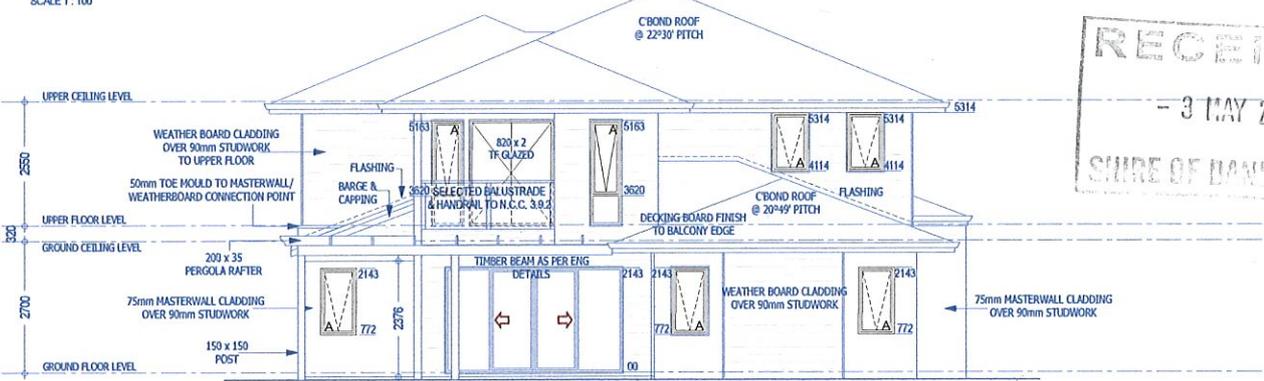
CONSTRUCTION NOTES:
 WALLS - WALL STUDS TO BE 90x45 H2 TREATED PINE @ 450CS.
 PLATES TO BE 90x45 H2 TREATED PINE, D&L TOP PLATE TO BE UN-HOTCHED.
 JOGGINGS TO BE 90x45 H2 TREATED PINE @ DOUBLE ROW EVENLY SPAKED.
 BRACING IN ACCORDANCE WITH AS 1684.
 INTERNAL WALL LININGS CSR GYPROCK UNLESS OTHERWISE NOTED.
 R1.7 INSULATION BATS WITH-IN ALL T-FRAMED WALL CAVITIES UNLESS OTHERWISE NOTED.
 FLOORING - FLOORING TO BE CHEMICAL AND TO COMPLY WITH AS 3661.1
 ALL TIMBER FRAMING TO BE AS PER AS 1684



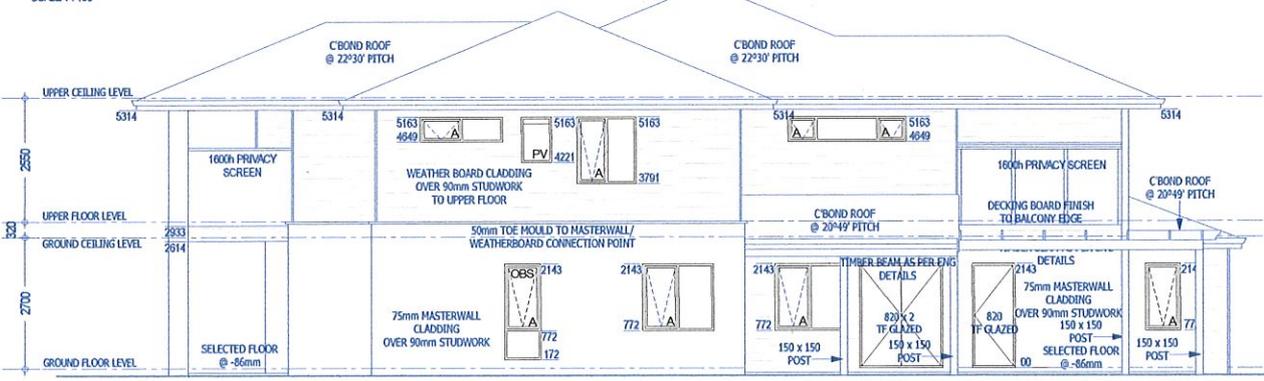
ELEVATION 1
SCALE 1: 100



ELEVATION 2
SCALE 1: 100



ELEVATION 3
SCALE 1: 100



ELEVATION 4
SCALE 1: 100

RECEIVED
 - 3 MAY 2013
 SHIRE OF DANDARAGUI

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 Creating innovative & practical designs
 that are inspired by your dreams and
 vision.
 E-mail: ghd@grhdesigns.com.au
 Ph: 0419 530 712
 Web: www.grhdesigns.com.au

Proposed Residence to be constructed on -
 CLIENT : Darryl & Sharon Nottle,
 ADDRESS : LOT 339,
 Melaleuca Way
 Lookout Bay, Jurien, WA.
 Indemnity Note - The client as invoiced indemnifies GRH Designs Pty Ltd from any
 legal action or costs associated with defending the legal action taken against
 GRH Designs for Copyright, Financial Loss, or damages.

DATE: 30-01-2017
 SCALE: 1: 100
 DRAWN: GRH DESIGNS
 REVISION: 1 WIR ROBE CHANGE 18-18-17
 Building Type : Double Storey Special

PROPOSED ELEVATIONS
 It is the builders responsibility to confirm all measurements, dims, and sizes of all
 material prior to any construction or subdivision. The builder shall undertake all
 work in accordance with manufacturers specifications, relevant codes and state
 authorities, BCA requirements and laws. The builder shall undertake all work
 in accordance with relevant Australian Standards. All discrepancies shall be
 immediately reported to the principal and/or owner prior to any work commencing.
 The builder in take all responsibility for confirming compliance of plans with
 regards to setbacks/strata/council by laws. Unforeseen difficulties for which the
 provision has not been made for by the builder/contractor will in no way relieve
 the builder or contractor from the full execution of the contract. GRH Designs does
 not guarantee any approval from government authority.

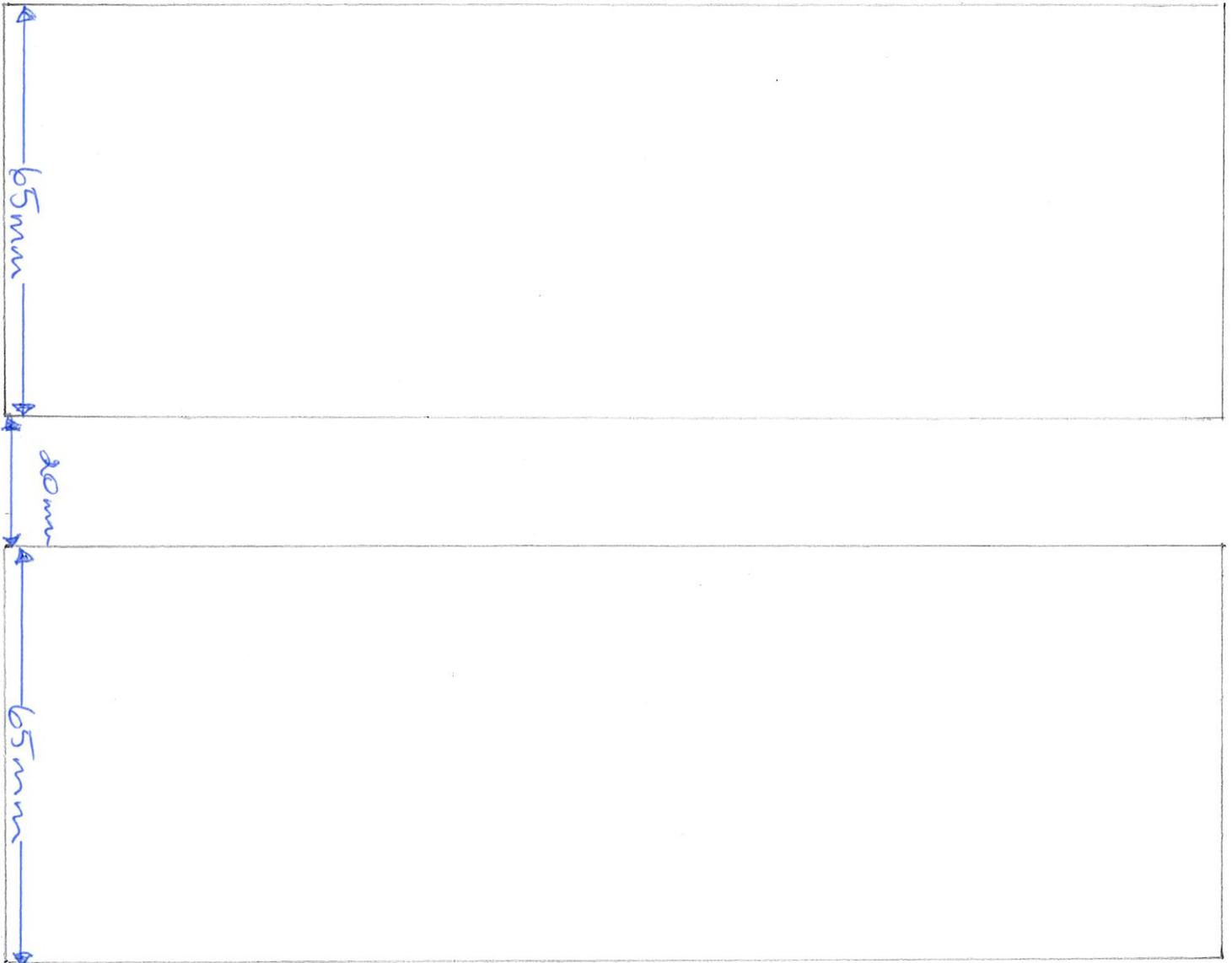
SHT 5 OF 11
A3

Illustration only - proposed in-fill panels with pillars



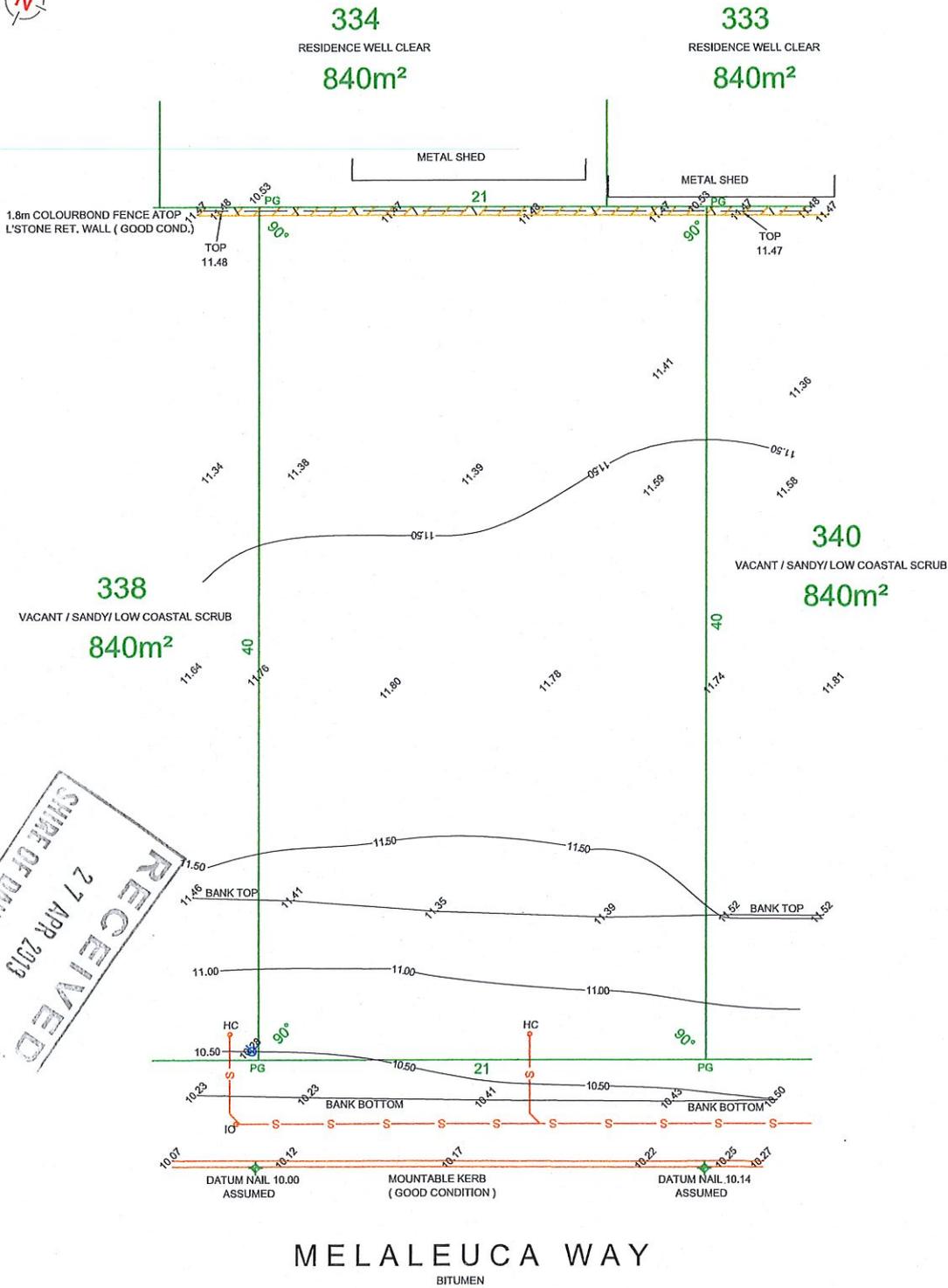
65mm slats
20mm spacing

RECEIVED
- 3 MAY 2013
SHIRE OF BARRAMETTA





NOTE : RESTRICTIVE COVENANT - SEE DP 36760 & DOC I479010



GROUND COVER
SANDY / LOW COASTAL SCRUB

TITLE : FEATURE SURVEY
CLIENT : SHARRON & DARRYL NOTTLE
BUILDER :

LOT : 339 (#16) MELALEUCA WAY
SUBURB : JURIEN BAY
AUTHORITY : SHIRE OF DANDARAGAN
DP : 36760
C/T : 2538/849



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

UBD REF : COUNTRY GPS: S 30.31525° E 115.02575°

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 28/04/17	SCALE @ A3 1: 200	DWG No 31341001	REV A
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SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
 - POWER POLE ○ PP
 - LIGHT POLE ○ LP
 - STAY POLE ○ SP
 - S. WIRE ANCHOR ○ SWA
 - U/G CABLE BOX [Symbol]
 - CABLE MH [Symbol]
 - CABLE DOME [Symbol]
- GAS**
- GAS MARKER x GM
 - GAS METER □ GM
 - GAS VALVE ○ GV

- SEWERAGE**
- SEWER MANHOLE [Symbol]
 - INSPECT. SHAFT ○ IS
 - INSPECT. OPENING ○ IO
 - HOUSE CONNECTION ○ HC
- TELSTRA**
- TELSTRA MARKER x T
 - TELSTRA PIT [Symbol]
 - TELSTRA MH [Symbol]
 - SW MANHOLE DMH [Symbol]
 - GRATE [Symbol]
 - SIDE ENTRY PIT [Symbol]

- WATER**
- STOP VALVE ○ SV
 - HYDRANT ○ HY
 - FLUSH POINT ○ FP
 - WATER TAP ○ TP
 - WATER MARKER x W
 - WATER METER [Symbol]

- SURVEY**
- PEG FOUND ○ PF
 - PEG DISTURBED ○ PD
 - PEG GONE ○ PG
 - CONTROL POINT [Symbol]
 - DATUM [Symbol]

LOT RECORDS

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

AREA: ESTAB. 05/2003

COASTAL DISTANCE 400m

LOT: 339
AREA: 840m²

APPROX. AHD - 7.63m

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 8.55
SEWER BROUGHT UP 0.60
DEPTH TO CONNECTION 1.15



SHIRE
of
DANDARAGAN

MINUTES

of the

ANNUAL GENERAL MEETING OF FIRE CONTROL OFFICERS

held at the

**BADGINGARRA COMMUNITY CENTRE,
BADGINGARRA**

on

WEDNESDAY 14 MARCH 2018

COMMENCING AT 7:32PM

TABLE OF CONTENTS

1.	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....	3
1.1	DECLARATION OF OPENING	3
2.	RECORD OF ATTENDANCE / APOLOGIES	3
3.	CONFIRMATION OF MINUTES.....	3
4.	BUSINESS ARISING FROM PREVIOUS MEETING	4
4.1	AERIAL FIREBREAK INSPECTIONS.....	4
4.2	GOPRO REQUEST FOR AERIAL FIREBREAK INSPECTIONS.....	4
5.	REPORTS	4
5.1	CHIEF BUSHFIRE CONTROL OFFICER	4
5.2	COMMUNITY EMERGENCY SERVICES COORDINATOR	5
5.3	DEPARTMENT PARKS & WILDLIFE	5
5.4	DEPARTMENT OF FIRE & EMERGENCY SERVICES.....	5
5.5	PRESIDENT OF THE SHIRE OF DANDARAGAN	5
6.	ELECTIONS.....	6
7.	GENERAL BUISNESS	6
8.	CLOSURE	7

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

Mr Rick Allen declared the meeting open at 7.32pm and welcomed those present.

2. RECORD OF ATTENDANCE / APOLOGIES

Present

Mr Richard Allen	(Chief Bush Fire Control Officer)
Mrs Leslee Holmes	(President Shire of Dandaragan)
Mrs Dahlia Richardson	(Councillor Shire of Dandaragan)
Mr Peter Ivey	(Cervantes Bush Fire Brigade, DCBFCO)
Mr Matt Dadd	(A/AO Midwest Department of Fire & Emergency Services)
Mr Bruce Cook	
Mr Malcolm Taylor	(DBCA Parks & Wildlife)
Mr Owen Donovan	(DBCA Parks & Wildlife)
Ms Jessica Henriques	(DBCA Parks & Wildlife)
Mr Aubrey Panizza	(Deputy Chief Bush Fire Control Officer)
Mr Andrew Kenny	
Mr Richard Brown	(Deputy Chief Bush Fire Control Officer)
Mr Peter McIndoe	(Deputy Chief Bush Fire Control Officer)
Mr Matt Leeds	
Mr Colin McAlpine	
Mr Hugh Roberts	(Deputy Chief Bush Fire Control Officer)
Mr Grant Creagh	
Mr Richard Hamilton	
Mr Gary Peacock	
Mr David Wilson	
Miss Trevena Taylor	(Shire of Dandaragan)

Apologies

Mr Peter Scharf	(Deputy President Shire of Dandaragan)
Mr Mark Strickland	
Mr Terry Sims	(Senior Ranger Shire of Dandaragan)
Mr Graeme Gardner	(Ranger Shire of Dandaragan)

Observers

Nil

3. CONFIRMATION OF MINUTES

COMMITTEE DECISION

Moved Mr Peter Ivey / Seconded Mr Richard Hamilton

It was decided that the Minutes of the General Meeting of Fire Control Officers held 15 November 2017 be confirmed.

CARRIED 21 / 0

4. BUSINESS ARISING FROM PREVIOUS MEETING

4.1 AERIAL FIREBREAK INSPECTIONS

**Moved Mr Rick Allen / Seconded by Mr Hugh Roberts
To increase the current non-compliant firebreak penalty amount from
\$250.00 to \$1000.00.**

CARRIED 21 / 0

4.2 GOPRO REQUEST FOR AERIAL FIREBREAK INSPECTIONS

A request was raised for a GoPro to be attached to the plane when conducting the Aerial Firebreak Inspections was discussed for the purpose of recording the inspections.

Mr Rick Allen informed all present that a GoPro couldn't be attached to the plane for this year's Aerial Firebreak Inspections due to troubles attaching it and linking it to GPS. Mr. Rick Allen advised all that it will be ready for next year's inspections.

5. REPORTS

5.1 CHIEF BUSHFIRE CONTROL OFFICER

Mr Rick Allen advised all present of Ian Rennie's retirement.

The Committee agreed to move a unanimous Motion

That they express their thanks to Mr. Ian Rennie for all his hard work and dedication over his time working for the Shire of Dandaragan.

CARRIED UNANIMOUSLY

Mr Rick Allen gave the following updates;

- It has been a quiet season with some suspicious fires on the Brand Highway.
- There has been 3-4 pole top fires.
- The Fire Controls Officers and Volunteers Training Session provided by DFES and the Shire of Dandaragan presented by Ian Comben and Matt Dadd was well attended.
- 2017 – 2018 Ariel Firebreak Inspections was conducted by Rick Allen & David Wilson. It was disappointing in the lack of properties which did not have adequate firebreaks.

5.2 COMMUNITY EMERGENCY SERVICES COORDINATOR

Mr Matt Dadd thanked those present for attending tonight's meeting, and thanked all for their commitment this fire season. Total reported/attended fires this season is 22 this includes 2 false alarms and 4 motor vehicle accidents.

PERSONAL PROTECTIVE CLOTHING

If you require PPC please see your Brigade Captain and provide sizes as per your requirement.

PROTECTION BURNING

Mr Matt Dadd advised all of the hope to implement a number of burns in and around the Badgingarra, Regan's Ford and Jurien Bay town sites this year.

INSURANCE

Mr Matt Dadd reminded all that all damages must be reported at the time of occurrence. As outlined in the insurance policy that unless it is logged at the time of occurrence with the Incident Controller through the proper channels and reported within three days of the incident, it is unlikely that LGIS will accept retrospective claims.

SHIRE EQUIPMENT AT FIRES

Mr Matt Dadd advised all that in the event that Shire machinery is not available, contract machinery can be sourced, requests for machinery must be approved by the CESC or via DFES regional office.

Mr Matt Dadd reminded all that all machinery involved with tracking fire must be supported by a fire appliance.

5.3 DEPARTMENT PARKS & WILDLIFE

Mr Owen Donovan introduced himself and advised all of some maps people can view after the meeting. He further advised that they are currently trying to meet & greet all the neighbours to receive feedback.

5.4 DEPARTMENT OF FIRE & EMERGENCY SERVICES

Nil

5.5 PRESIDENT OF THE SHIRE OF DANDARAGAN

Mrs Leslee Holmes updated all on the squatter shacks at Wedge and Grey. Leslee, DPCA and other Government agencies have a series of meetings regarding Wedge and Grey to determine an outcome. There is currently a working group dealing with this matter.

Mrs. Leslee Holmes further advised that she attended the official opening of the Solar Farm on the Friday 2nd March 2018.

6 ELECTIONS

Chief Bush Fire Control Officer / Chief Fire Weather Officer

Mr Rick Allen was nominated as Chief Bush Fire Control Officer / Chief Fire Weather Officer. Mr Chester Vanzetti seconded the nomination. Mr Rick Allen declined the nomination.

Mr Hugh Roberts nominated Mr. Richard Brown as Chief Bush Fire Control Officer / Chief Fire Weather Officer. Mr Rick Allen seconded the nomination and stepped down from the role.

Mr. Richard Brown accepted the nomination.

Mr Rick Allen advised that he will remain as a Fire Control Officer. No resignations were received.

CARRIED 21 / 0

Deputy Chief Bush Fire Control Officers

Mr Rick Allen nominated Mr Andrew Kenny & Peter McIndoe be elected for position of DCBFCO for the next 12 months. Mr Richard Brown seconded the nominations.

Mr Rick Allen nominated Mr. Aubrey Panizza, Mr Peter Ivey, Mr Hugh Roberts be elected for position of DCBFCO for the next 12 months. Mr Dale Parks seconded the nominations.

CARRIED 21 / 0

Deputy Fire Weather Officers

Nominations determined that Mr Aubrey Panizza, Mr. Colin McAlpine and Mr. Bruce Cook be elected as DFWO.

CARRIED 21 / 0

7. GENERAL BUSINESS

- 7.1 Mr Matt Dadd advised that new Authorisation Cards will be sent out when the new CEO Mr. Brent Bailey commences.
- 7.2 Mr Aubrey Panizza discussed the issue of farmer's machinery not having the required 7lt fuel tanks. Mr. Aubrey Panizza requested a Motion to be moved to send a letter to the Minister requesting that the rule of needing a 7lt fuel tank on farming machinery be changed due to it being no longer relevant. **Motion lapsed due to a lack of a Seconder.**

CARRIED 21 / 0

8. CLOSURE

Mr Rick Allen thanked all for attending and closed the meeting at 8:34pm

These minutes were confirmed at a meeting on

Signed

Presiding person at the meeting at which the minutes were confirmed
.....

Date