



# Ordinary Council Meeting

***Attachment Booklet  
July 2025***

## **ATTACHMENT BOOKLET – JULY 2025**

<b>Item</b>	<b>Description</b>
<b>8.1</b>	<b>Ordinary Council Meeting Minutes – 24 June 2025</b>
<b>8.2</b>	<b>Agenda Forum Notes – 15 July 2025</b>
<b>FIN 01-07/25</b>	<b>Accounts for Payment – June 2025</b>
<b>FIN 02-07/25</b>	<b>Monthly Financial Statements for the Period Ended 31 May 2025</b>
<b>DEV 01-07/25</b>	<b>June 2025 Development Delegated and Authorised Authority Report</b>
<b>DEV 02-07/25</b>	<b>Attachment 1 – Amendment 22 Report</b> <b>Attachment 2 – Submissions</b> <b>Attachment 3 – Schedule of Submissions</b>



# Ordinary Council Meeting

22 July 2025

Item 8.1

Ordinary Council Meeting  
Minutes – 24 June 2025



**SHIRE OF IRWIN**  
DONGARA-PORT DENISON  

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A BRILLIANT BLEND

# **MINUTES**

## **ORDINARY COUNCIL MEETING**

Tuesday 24 June 2025 – 6.00pm





## Disclaimer

The Shire of Irwin:

- advises that the purpose of an Ordinary Council Meeting is to discuss and, where possible, make resolutions about items appearing in the agenda. No person should rely or act on the basis of any decision, advice or information provided by an Elected Member or Officer, or on the content of any discussion occurring during the course of the meeting. No person should rely on the decisions made by Council until formal written advice of the Council is received by that person.
- expressly disclaims any liability for any loss or damage whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Agenda Forums, Council or Committee Meetings.
- disclaims any liability for any loss arising from any person or body relying on any statement, discussion, recommendation or decision in the audio recording. Council minutes provide the definitive record of Council's resolutions.

## Nature of Council's Role in Decision Making

<b>Advocacy</b>	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<b>Executive</b>	The substantial direction setting and oversight role of the Council e.g., performance of the Local Government's function under law, administration of Local Laws, adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<b>Legislative</b>	Includes adopting local laws and local planning schemes.
<b>Review</b>	When Council reviews decisions made by Officers.
<b>Quasi-judicial</b>	When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g., local planning applications, building permits, other permits/licences (e.g. under the Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

By allocating these roles, the Shire ensures that the Council's decision-making is structured and aligned with its legal responsibilities, allowing it to effectively govern, serve its community, and maintain compliance with applicable laws.

## Notes for Members of the Public

### Meeting Formalities

Shire of Irwin Council Meetings are governed by legislation and regulations. During the meeting, no member of the public may interrupt the meetings proceedings or enter into conversation.

Members of the public shall ensure that their mobile phones are switched off and not used during any Shire meeting.

Members of the public are hereby advised that in line with Council Policy CP48 – Recording of Council Minutes, no person is to use any electronic, visual or audio recording device or instrument to record the proceedings of a Council Meeting without the written permission of the Council.

### Audio Recordings

This Meeting will be audio recorded. The recording will be made publicly available on the Shire's website within ten (10) days of the meeting being held.

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# **MINUTES**

of the

## **ORDINARY COUNCIL MEETING**

### **24 June 2025**

#### **1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The Shire President declared the meeting open at 6.00pm and welcomed Councillors, Staff and Members of the Gallery.

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

##### **Members**

Councillor M Leonard

Councillor B Wyse

Councillor E Tunbridge (Via Zoom)

Councillor P Summers

Councillor J Melsom

President

Deputy President

##### **Staff**

Mr S D Ivers

Mr M Connell

Ms F Boksmati

Mr M Jones

Miss P Machaka

Ms S Mearns

Chief Executive Officer

Manager Development

Acting Manager Community Services

Manager Operations

Manager Finance

Executive Assistant

##### **Guests**

Nil

##### **Apologies**

Councillor I Scott

Councillor A J Gillam

##### **Approved Leave of Absence**

Nil

##### **Gallery**

Mr Bruce Baskerville

Ms Maria Rinaldi

Mr John Rossiter

“Indiaview” Port Denison & Chair-Irwin Districts Historical Society

Port Denison

Port Denison

#### **3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

#### 4. PUBLIC QUESTION TIME

**Question 1:** Bruce Baskerville, Chair, Irwin Districts Historical Society

Can Council give an assurance of some sort that the LHS review will be reactivated in the next 12 months, and that will include offering the public another period of public consultation which, among other things, would allow IDHS to update its 2020 submission?

*RESPONSE: The local planning strategy has a specific planning action to “finalise the review of the local heritage survey to be used as the basis for the heritage list in the Scheme”. Once the local planning strategy has received final approval from the WA Planning Commission, staff will progress the finalisation of a new local planning scheme, and in conjunction with that, the finalisation of the local heritage survey. A definitive timeframe cannot be put on these processes as they are dependent on State government timeframes, however they will be progressed as a priority.*

**Question 2:** Bruce Baskerville, ‘Indiaview’, Port Denison

What other planning strategy/ies is/are being developed to deal with all those other industries and their future economic, environmental and social opportunities for the Shire?

*RESPONSE: The Planning and Development (Local Planning Schemes) Regulations 2015 requires a local planning strategy to be prepared in a manner and form prescribed by the WA Planning Commission which the Shire has done. The Strategy is required to set out the long-term land use planning directions of relevance to the Shire under the key themes identified in the State Planning Framework:*

- *Environment*
- *Community, Urban Growth and Settlement*
- *Economy and employment, and*
- *Infrastructure*

*The Shire will commence a review of the Community Strategic Plan, which outlines the community's long-term (10+ years) vision, values, aspirations, and priorities.*

**Question 3:** Maria Rinaldi, Port Denison

When will the Shire rectify the uneven surfaces around the townsite, such as the corner of Hunt and Church Streets, on Point Leander Drive, and at the bridge, as these areas present safety hazards for mobility scooter (gopher) users, with a potential risk of tipping?

*RESPONSE: Question to be taken on notice*

**Question 4:** John Rossiter, Port Denison

Can the Shire install an automatic door at the main entrance of the Dongara Medical Centre?

*RESPONSE: Question to be taken on notice*

**Question 5:** John Rossiter, Port Denison

Why have Sea Folk and Seaspray been given an exemption on signage, but the Dongara Bakery has not?

*RESPONSE: Question to be taken on notice*

**Question 6:** John Rossiter, Port Denison

Why was Point Leander Drive from Leitch Street to George Road realigned?

*RESPONSE: Question to be taken on notice*

**Question 6:** John Rossiter, Port Denison

Why do campers at the old town oval need to camp in a muddy flooded area when there is a high and dry area fenced off that could be used instead?

*RESPONSE: The 24-hour RV parking is located in its current position to ensure appropriate separation from permanent residences.*

**5. DECLARATIONS OF INTEREST**

Nil

**6. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**7. PETITIONS AND DEPUTATIONS**

Nil

**8. CONFIRMATION OF MINUTES AND TABLING OF AGENDA FORUM NOTES****8.1 Minutes of the Ordinary Council Meeting held 27 May 2025**

The Minutes of the Ordinary Council Meeting held 27 May 2025 are included in the *Attachment Booklet – June 2025*.

COUNCIL DECISION		010625
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
That Council confirms the Minutes of the Ordinary Council Meeting held 27 May 2025.		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
For:	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
Against:	Nil	

**8.2 Agenda Forum Notes – 17 June 2025**

At the Agenda Forum held 17 June 2025, Shire Officers presented background information and answered questions on items to be considered at the June 2025 Ordinary Council Meeting.

Notes from the Agenda Forum are included in the *Attachment Booklet – June 2025*.

COUNCIL DECISION		020625
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
That Council confirms the Notes of the Agenda Forum held 17 June 2025.		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
For:	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
Against:	Nil	

**9. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION**

29 May	Shire President attended North Midlands Implementation Meeting
6 June	CEO attended the North Midlands Executive Group meeting
9 June	CEO presented to WALGA the LGCSA ERP Project
11 June	CEO attended the Review of Nominations for Future Resource Roads
12 June	CEO attended the Renewable Energy Ministerial Forum - Perth Convention Centre
12 June	Shire President participated in the Sri Chinmoy Oneness-Home Peace Run
16 June	Shire President attended RDRP North Midlands Progress Review Meeting
19 June	CEO met with Main Roads WA DGN team
20 June	CEO and Cr Scott attended NCZ WALGA Meeting
20 June	CEO attended State Budget Briefing 2025 in Geraldton

## 10. REPORTS OF OFFICERS AND COMMITTEES

### 10.1 Finance Reports

FIN 01-06/25 Accounts for Payment – May 2025	
Author:	S Clarkson, Senior Finance Officer
Responsible Officer:	P Machaka, Manager Finance
File Reference:	2.0057
Council Role:	Executive
Voting Requirements:	Simple Majority

**Report Purpose:**

For Council to receive the list of accounts paid under delegated authority during May 2025.

COUNCIL DECISION		030625																						
MOVED: Cr Summers		SECONDED: Cr Melsom																						
That Council, by Simple Majority, receives the Accounts paid during May 2025 as contained in FIN01-06/25 Attachment 1 of the Attachment Booklet – June 2025 represented by:																								
<table><tr><th>Payment Type/Numbers</th><th>Total Amount</th></tr><tr><td>EFT 33552 – 33677</td><td>\$568,083.23</td></tr><tr><td>Muni Cheques – 32235 – 32236</td><td>\$400.00</td></tr><tr><td>Direct Debit – Telstra</td><td>\$3,004.77</td></tr><tr><td>Direct Debit – WA Treasury Corporation</td><td>\$65,350.56</td></tr><tr><td>Direct Debit – Credit Card</td><td>\$13,962.69</td></tr><tr><td>Direct Debit – N-Able Pty Ltd</td><td>\$1,910.30</td></tr><tr><td>Direct Debit – Australian Phone Company</td><td>\$225.23</td></tr><tr><td>Direct Debit – Telair Pty Ltd</td><td>\$2,448.91</td></tr><tr><td>Direct Debit – Superannuation</td><td>\$82,166.43</td></tr><tr><td>Grand Total</td><td>\$737,552.12</td></tr></table>		Payment Type/Numbers	Total Amount	EFT 33552 – 33677	\$568,083.23	Muni Cheques – 32235 – 32236	\$400.00	Direct Debit – Telstra	\$3,004.77	Direct Debit – WA Treasury Corporation	\$65,350.56	Direct Debit – Credit Card	\$13,962.69	Direct Debit – N-Able Pty Ltd	\$1,910.30	Direct Debit – Australian Phone Company	\$225.23	Direct Debit – Telair Pty Ltd	\$2,448.91	Direct Debit – Superannuation	\$82,166.43	Grand Total	\$737,552.12	
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Grand Total	\$737,552.12																							
VOTING DETAILS:		CARRIED: 5/0																						
For:	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom																							
Against:	Nil																							

**Background:**

A list of accounts paid under delegated authority is attached showing all payments made during the month of May 2025.

**Officer's Comment:**

Nil

**Consultation:**

Nil

**Statutory Environment:**

The *Local Government (Financial Management) Regulations 1996* provides as follows:

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*

(1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared*

- (a) the payee's name;*
- (b) the amount of the payment;*
- (c) the date of the payment; and*
- (d) sufficient information to identify the transaction.*

(3) *A list prepared under sub-regulation (1) or (2) is to be —*

- (a) presented to the council at the next ordinary meeting of the council after the list is prepared; and*
- (b) recorded in the minutes of that meeting.*

**Policy Implications:**

Under Delegation CEO101 Council has delegated authority to the Chief Executive Officer to authorise payments from the municipal or trust fund.

**Financial/Resource Implications:**

Nil

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

**Attachments:**

*Attachment Booklet – June 2025*

FIN01-06/25 Attachment 1: Accounts for Payment – May 2025



FIN 02-06/25 Monthly Financial Statements – April 2025	
<b>Author:</b>	<b>P Machaka, Manager Finance</b>
<b>Responsible Officer:</b>	<b>S Ivers, Chief Executive Officer</b>
<b>File Reference:</b>	<b>2.0057</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Simple Majority</b>

**Report Purpose:**

For Council to consider and receive the Monthly Financial Statements for the period 1 July 2024 to 30 April 2025.

COUNCIL DECISION		040625
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
That Council, by Simple Majority, receives the Monthly Financial Statements for the period 1 July 2024 to 30 April 2025 as contained in FIN02 06/25 Attachment 2 of the Attachment Booklet – June 2025.		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
<b>Against:</b>	Nil	

**Background:**

The Monthly Financial Statements to 30 April 2025 are prepared in accordance with the requirements of the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996* and includes the following statutory reports:

- Statement of Financial Activity by Nature
- Statement of Financial Position
- Explanation of Material Variances
- Net Current Funding Position

The Statements also include various other financial information not required by legislation, but for Council information.

**Officer's Comment:**

The financial position to the end of April 2025 is detailed in the attached report and summarised as per below:

30/04/2025	YTD Budget	YTD Actual	Variance YTD to Budget
Operating Revenue	10,108,412	10,156,509	0%
Operating Expenditure	(11,651,839)	(11,921,393)	2%
Net Operating	(1,543,427)	(1,764,884)	
Non-Operating Revenue	514,463	528,313	3%
Non-Operating Expenditure	(2,276,824)	(2,195,498)	-4%
Net Non-Operating	(1,762,361)	(1,667,185)	
Cash at Bank		1,558,988	
Cash at Bank Restricted		373,935	
Reserve Bank		1,346,888	
Total Cash Funds		3,279,811	

**Consultation:**

Nil

**Statutory Environment:***Local Government Act 1995*

- *Section 6.4 Financial report*

*Local Government (Financial Management) Regulations*

- *Section 34 Financial activity statement report provides as follows:*

- (1) *A local government is to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail -*
  - (a) *annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
  - (b) *budget estimates to the end of the month to which the statement relates;*
  - (c) *actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*
  - (d) *material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
  - (e) *the net current assets at the end of the month to which the statement relates.*
- (2) *Each statement of financial activity is to be accompanied by documents containing -*
  - (a) *an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
  - (b) *an explanation of each of the material variances referred to in sub-regulation (1)(d); and*
  - (c) *such other supporting information as is considered relevant by the local government.*
- (3) *The information in a statement of financial activity must be shown according to the nature classification.*
- (4) *A statement of financial activity, and the accompanying documents referred to in sub-regulation (2), are to be -*
  - (a) *presented to the council - at an ordinary meeting of the council within 2 months after the end of month to which the statement relates; and*
  - (b) *recorded in the minutes of the meeting at which it is presented.*

**Policy Implications:**

Nil

**Financial/Resource Implications:**

Any issues in relation to expenditure and revenue allocations or variance trends are identified and addressed each month.

**Strategic Implications:**

Our Brilliant Future - Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

**Attachments:**

*Attachment Booklet – June 2025*

FIN02-06/25 Attachment 2: Financial Statements for the Period Ended 30 April 2025

<b>FIN 03-06/25 Sundry Debtor Write Off</b>	
<b>Author:</b>	<b>S Clarkson, Senior Finance Officer</b>
<b>Responsible Officer:</b>	<b>P Machaka, Manager Finance</b>
<b>File Reference:</b>	<b>3.00341</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Simple Majority</b>

**Report Purpose:**

For Council to consider writing off outstanding Sundry Debtor account that is deemed non recoverable.

<b>COUNCIL DECISION</b>		<b>050625</b>
<b>MOVED: Cr Summers</b>		<b>SECONDED: Cr Melsom</b>
That Council, by Simple Majority, authorise for outstanding Sundry Debtor DROA04 debt of \$2,811.35 to be written off.		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
<b>Against:</b>	Nil	

**Background:**

Council staff have identified one outstanding sundry debtor account DROA04 that has been outstanding for some time and which is deemed to be non-recoverable.

**Officer's Comment:**

Sundry Debtor DROA04

The debt for DROA04 was raised in October 2021 for damaged footings costs on Moreton Terrace for \$12,220.98

Statements via mail and email were sent with no response.

A 7 day demand letter was sent in May 2023 with no response.

In June 2023 the debt was referred to AMPAC Debt Recovery to issue a Final Demand letter. Contact was made with the debtor who proposed a settlement of \$5,000 due to the length of time and staff who worked on the project were no longer at the company.

The Shire accepted the settlement and received the funds on 24 August 2023.

An insurance claim was submitted to Local Government Insurance Scheme (LGIS) for separate damaged footings and funds of \$4,409.63 were received on 21 March 2025.

An amount of \$2,811.35 remains outstanding. Since the Shire accepted the settlement from the debtor and received an insurance settlement for a portion of the costs from LGIS, Council will not recover the remaining debt. As such, Council staff recommend for the debt to be written off.

**Consultation:**

AMPAC Debt Recovery

**Statutory Environment:**

Local Government Act 1995

**Policy Implications:**

CP14 Debt Recovery

**Financial/Resource Implications:**

The total debt to be written off is \$2,811.35. A provision for bad debt for this debtor was included in the 2022/23 year-end financials, therefore the impact to Muni is nil.

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

**Attachments:**

Nil

<b>FIN 04-06/25 Differential Rates 2025/26 - Submissions</b>	
<b>Author:</b>	<b>K Boonzaaier, Assistant Accountant</b>
<b>Responsible Officer:</b>	<b>P Machaka, Manager Finance</b>
<b>File Reference:</b>	<b>3.0683</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Simple Majority</b>

**Report Purpose:**

For Council to consider submissions and initiate the process for seeking Ministerial approval regarding the proposed 2025/26 differential rates.

<b>COUNCIL DECISION</b>		<b>060625</b>
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
That Council make application to the Minister for Local Government seeking approval under Section 6.33(3) of the <i>Local Government Act 1995</i> to:		
1) Impose a differential rate for UV Mining properties at more than twice the rate of UV Rural properties, as detailed below:		
<b>Unimproved Valuations Rating Category</b>	<b>Rate in the Dollar (Cents)</b>	<b>Minimum Rate</b>
General Differential Rate	0.9713	\$1,100
Mining Differential Rate	22.3841	\$1,100
2) Impose a differential rate for GRV Transient Workforce Accommodation / Other at more than twice the rate of GRV properties, as detailed below:		
<b>Gross Rental Valuations Rating Category</b>	<b>Rate in the Dollar (Cents)</b>	<b>Minimum Rate</b>
General Differential Rate	10.2520	\$1,100
Transient Workforce Accommodation / Other Differential Rate	22.3841	\$1,100
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	<b>Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom</b>	
<b>Against:</b>	<b>Nil</b>	

**Background:**

At the Ordinary Council Meeting on 27 May 2025, Council resolved to advertise intention to adopt differential rates for the 2025/26 financial year:

COUNCIL DECISION		050525
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
<b>That Council by Simple Majority:</b>		
1) Adopts the following rates in the dollar and minimum rates for the differential rating categories specified for the 2025/26 financial year:		
<b><u>GRV Differential Rates</u></b>	<b><u>Cents in the Dollar</u></b>	<b><u>Minimum Rates</u></b>
General Rate	10.2520	\$1,100
Transient Workforce Accommodation / Other	22.3841	\$1,100
<b><u>UV Differential Rates</u></b>	<b><u>Cents in the Dollar</u></b>	<b><u>Minimum Rates</u></b>
UV Rural	0.9713	\$1,100
UV Mining	22.3841	\$1,100
2) Approves the advertising of its intention in accordance with Section 6.36 of the <i>Local Government Act 1995</i> ;		
3) Endorses the Statement of Objects and Reasons, as presented in Attachment Booklet – May 2025 under separate cover; and		
4) Confirms that expenditure has been reviewed and the following efficiency measures have been considered as part of budget deliberations:		
<b><u>Efficiency Measures:</u></b>		
<ul style="list-style-type: none"> <li>• Service levels and core business</li> <li>• Process improvement strategy to increase efficiencies</li> <li>• Rural roads infrastructure improvement strategy</li> <li>• Asset management strategy</li> <li>• Improve utility efficiencies for future savings</li> </ul>		
<b>VOTING DETAILS:</b>		<b>CARRIED: 7/0</b>
For:	Cr Leonard, Cr Wyse, Cr Scott, Cr Tunbridge, Cr Gillam, Cr Summers, Cr Melsom	
Against:	Nil	

The proposed 2025/26 differential rates were advertised in the Geraldton Guardian from Friday 30 May 2025, on the Shire of Irwin website and on the public notice board located at the Dongara Public Library. The public notice for differential rates was also advertised in the Dongara Denison Local Rag from 4 June 2025. Advertising was undertaken in accordance with Section 6.36 of the *Local Government Act 1995* with the submission period for public comment of the proposed differential rates closing Friday 20 June 2025.

#### **Officer's Comment:**

At the closing of the advertising period, zero (0) submissions were received.

The proposed rates of \$7,682,583 reflect a 5% increase on the 2024/25 billed rates, the introduction of a new rate category—Transient Workforce Accommodation / Other (TWA / Other)—and an increase in the minimum rate for all properties to \$1,100, following four consecutive years without change. To enable the 5% increase on previous year billings, the UV Rural rate in the dollar has decreased, whilst the rate in the dollar for both GRV and UV Mining has increased marginally.

In accordance with Section 6.33 of the *Local Government Act 1995*, a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it. The proposed UV Mining rate in the dollar is more than twice the UV Rural rate in the dollar. Similarly, the proposed GRV TWA /Other rater in the dollar is more than twice the GRV rate in the dollar. This is intended to ensure that the mining sector contributes an equitable contribution to the costs of providing for the Shire's assets and services. Mining tenements on average have a relatively low valuation in comparison to rural land unimproved

valuations, and as such, a higher rate in the dollar is required to raise an appropriate level of rates income.

**Consultation:**

The proposed 2025/26 differential rates in the dollar were advertised from 30 May 2025 to 20 June 2025, allowing the minimum statutory submission period of 21 days.

**Statutory Environment:**

*Local Government Act 1995*

**6.33. Differential general rates**

- 1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
  - (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
  - (b) *a purpose for which the land is held or used as determined by the local government; or*
  - (c) *whether or not the land is vacant land; or*
  - (d) *any other characteristic or combination of characteristics prescribed.*
- 3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*

**6.36. Local government to give notice of certain rates**

- 1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*

**Policy Implications:**

In accordance with the Department of Local Government and Communities' Rating Policy – Differential Rates, Council must demonstrate that consideration has been given to the key values of Objectivity, Fairness and Equity, Consistency, Transparency and Administrative Efficiency.

**Objectivity**

*The land on which differential general rates has been rated according to one or more of the following land characteristics:*

- *zoning*
- *land use*
- *vacant land.*

*Where there has been a change to the boundaries of the district within the past five years, the land on which differential general rates apply may also be rated according to one or more of the following land characteristics:*

- *whether or not it is situated in a town-site*
- *whether or not it is situated in a particular part of the district.*

*The local government has proposed a differential general rate which is more than twice the lowest differential rate.*

**Fairness and Equity**

*The Council of the local government has reviewed its expenditure and considered efficiency measures as part of its budget deliberations. This is to be reflected in the council minutes when it adopts the budget strategy and endorses objects and reasons for each differential rating category and each minimum payment.*



*The objects of imposing differential rates and reasons for each proposed differential general rate are set out by the local government in a publicly available document.*

*These objects and reasons clearly explain why each differential general rate is proposed to be imposed.*

*The objects and reasons clearly explain why it is proposed to set the differential general rate at that particular rate.*

*If a category of ratepayer is significantly contributing to the local government's revenue through fees, charges and other payments, the local government has not used these same costs as the justification for the difference in differential general rate.*

*If there are fewer than thirty ratepayers who will be subject to the differential general rate, each affected ratepayer has been informed in writing by the local government of:*

- the terms of this policy (through the provision of a copy of this document to the ratepayer*
- the local government's objects of and reasons for proposing to impose the differential general rates*
- the differential general rate that will apply to the ratepayer's property; and*
- the differential general rate that applied in the previous year for comparison and was given at least 21 days to make submissions to the local government on the proposal.*

*The ratepayers' submissions, if any, and the local government's response to each ratepayer's submission (as recorded in the minutes of the Council meeting at which the response was adopted) have been provided to the Minister.*

#### Consistency

*The local government has rated similar properties that are used for the same purpose in the same way.*

*The proposed differential rates align with the rating strategy in the corporate business plan and long term financial plan or the council of the local government has detailed its reasons for deviating from that rating strategy.*

*The local government has reviewed and considered rates proposed in neighbouring or similar local government districts in the rating strategy.*

#### Transparency and administrative efficiency

*The local government has:*

- prepared and made publicly available a document clearly describing the object of and reason for each differential general rate;*
- given public notice in a newspaper circulating generally throughout the district and exhibited to the public on a notice board at the local government's office and at every local government library in the district (refer to Rating Policy – Giving Notice)*
- published the notices after 1 May in the relevant year.*

*The public notice published by the local government contained:*

- details of each differential general rate that the local government intends to impose*
- an invitation for submissions to be made by an elector or ratepayer*
- a closing date for submissions which is at least twenty one days after the day on which the notice is published*
- advice on the time and place where a document containing the objects of and reasons for the differential general rates can be inspected.*

The council of the local government has:

- considered each ratepayer submission (if any)
- resolved to make the application provided the Minister with the minutes and agenda papers relevant to these matters.

**Financial/Resource Implications:**

The proposed rates in the dollar will be used to raise rates based on valuations against individual properties to raise rate revenue in the 2025/26 financial year.

**Strategic Implications:**

Strategic Community Plan 2022 - 2032

Strategy 4.2.1 Ensure compliance whilst embracing innovation and best practice principles

Strategy 4.3.2 Adopt and follow better practice processes

**Attachments:**

Nil

## **10.2 Community Services Reports**

Nil

Unconfirmed

### 10.3 Development Reports

DEV 01-06/25 May 2025 Development Delegated and Authorised Authority Report	
<b>Author:</b>	<b>M Connell, Manager Development</b>
<b>Responsible Officer:</b>	<b>S Ivers, Chief Executive Officer</b>
<b>File Reference:</b>	<b>3.00125</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Simple Majority</b>

#### Report Purpose:

For Council to receive the May 2025 Development Delegated and Authorised Authority Report.

COUNCIL DECISION		070625
<b>MOVED: Cr Wyse</b> <span style="float: right;"><b>SECONDED: Cr Melsom</b></span> <b>That Council by Simple Majority, receives the May 2025 Development Delegated and Authorised Authority Report, as contained in DEV 01-06/25 Attachment 1.</b>		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	<b>Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom</b>	
<b>Against:</b>	<b>Nil</b>	

#### Background:

Local governments utilise levels of delegated authority to undertake day-to-day statutory functions, thereby allowing Council to focus on policy development, representation, strategic planning and community leadership, with the organisation focussing on the day-to-day operations of the Shire.

The use of delegated authority means the large volume of routine work can be effectively managed and acted on promptly, which in turn facilitates efficient service delivery to the community.

In addition, as of 1 July 2024, the determination of development applications for single houses or any development associated with a single house (excluding development associated with a heritage place), can now only be done by the CEO or authorised employees of the local government.

#### Officer's Comment:

This report presents the details of development functions made under delegated or authorised authority for the month of May 2025, with 11 building permits/certificates, 6 single house applications and 5 applications for development approval having been issued.

#### Consultation:

Nil.

#### Statutory Environment:

- *Local Government Act 1995*
- *Local Government (Administration) Regulations 1996*
- *Planning and Development (Local Planning Schemes) Regulations 2015*

#### Policy Implications:

Nil.

**Financial/Resource Implications:**

Nil.

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

**Attachments:**

*Attachment Booklet – June 2025*

DEV 01-06/25 Attachment 1: May 2025 Development Delegated and Authorised Authority Report

Unconfirmed

DEV 02-06/25 Local Planning Strategy	
<b>Author:</b>	<b>M Connell, Manager Development</b>
<b>Responsible Officer:</b>	<b>S Ivers, Chief Executive Officer</b>
<b>File Reference:</b>	<b>3.0346 and P24-30</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Simple</b>

**Report Purpose:**

For Council to support the Shire of Irwin Local Planning Strategy (Strategy) with proposed modifications.

COUNCIL DECISION		080625
<b>MOVED: Cr Summers</b>		<b>SECONDED: Cr Wyse</b>
<b>That Council by Simple Majority:</b>		
<ol style="list-style-type: none"> <li><b>Support the Shire of Irwin Local Planning Strategy as contained in DEV 02-06/25 Attachment 1 with proposed modifications as contained in DEV 02-06/25 Attachment 3; and</b></li> <li><b>Authorise the Chief Executive Officer to modify the Local Planning Strategy as required by the Western Australian Planning Commission.</b></li> </ol>		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	<b>Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom</b>	
<b>Against:</b>	<b>Nil</b>	

**Background:**

Council at its meeting held on 27 August 2024 resolved to forward the draft Strategy to the Western Australian Planning Commission (Commission) for its certification to proceed to advertising.

On 27 February 2025 the Commission certified that the Strategy was consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* and should be advertised for public submissions.

The advertising period has now concluded with 20 submissions being received.

**Officer's Comment:**

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the Strategy is to:

- set out the long-term planning directions for the local government;
- apply any State or regional planning policy that is relevant to the Strategy and;
- provide the rationale for any zoning or classification of land under the local planning scheme.

The Strategy forms the strategic basis for the preparation and implementation of a new Local Planning Scheme No. 6, which has begun preparation. The Strategy comprises:

- Part 1 – Strategy; and
- Part 2 – Background Information and Analysis

- Supporting Information

The draft Strategy as advertised is contained in DEV 02-06/25 Attachment 1.

### Part 1 – Strategy

Consistent with the State Planning Framework, planning issues of relevance to the Shire are presented under the following themes and cross referenced to the Shire's Strategic Community Plan's objectives:

- **Community, Urban Growth and Settlement** (A friendly, safe and inclusive community enjoying a high quality lifestyle)
- **Economy and Employment** (A prosperous and diverse economy)
- **Environment** (Custodianship of our natural and built environment)
- **Infrastructure** (Leading the community with engaged and progressive governance)

For each planning issue identified, planning directions and actions have been outlined. Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clear and concisely outline what is proposed and how it is to be undertaken, the rationale and the estimated timeframe for implementation.

Consistent with the principles of urban consolidation, the Strategy identifies planning areas for urban infill and land use intensification summarised as follows:

A – Strategic Industry, ensuring an adequate supply of appropriately zoned land to meet future industrial needs.

B – Arrowsmith Resources Area, facilitating an agile planning framework that supports the timely on-boarding of emerging energy industries including renewables.

C – Dongara-Geraldton-Northampton Highway, planning for a future road freight corridor between Dongara, Geraldton and Northampton that is safer, more efficient and enables future growth within the Mid West region and beyond.

D – Indian Ocean Drive Extension, planning for a future regional road connection into Dongara-Port Denison.

E – Bulky Goods Showroom ensuring an adequate supply of appropriately zoned land to meet future commercial needs.

F – Dongara Irwin Racecourse, ensuring an adequate supply of appropriately zoned land to meet future housing needs.

G – Dongara Town Oval, ensuring an adequate supply of appropriately zoned land to meet future commercial needs.

H – Urban Expansion, reflecting the long-term planning intention to urbanise land.

### Part 2 – Background Information and Analysis

The purpose of Part 2 is to provide the rationale and evidence base for Part 1. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the Strategy. This part provides a summary of the relevant State, regional and local planning contexts and their implications for the Strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile

of the Shire and the key planning issues and opportunities influencing future development and land use of the Shire.

### Supporting Information

- *Shire of Irwin Land Demand (AEC) 2023*  
This analysis developed employment and land demand estimates for the region, with a range of outcomes which could potentially occur within the region under various population (or employment) scenarios. Findings are referenced in Part 2 of the Strategy with a view to informing planning directions and actions as outlined in Part 1.
- *Engagement Outcomes Summary 2024*  
This report presents a summary of the engagement outcomes from all engagement activities including online, face-to-face and stakeholder engagement. The key findings from this report leads into the issues, opportunities and strategies of the Strategy.
- *Strategy Blueprint 2024*  
This document provides a summary of the spatial outcomes of stakeholder engagement, including Councillor and industry body workshops and how they have been addressed in the Strategy.

### **Consultation:**

A substantial amount of community and stakeholder engagement was undertaken during the preparing the Strategy which included the following:

- Visioning Day Drop in Session – 4 March 2021
- Community Survey – 4 March 2021 to 2 April 2021
- Stakeholder Meetings
- Community Drop in Session – 11 May 2023
- Councillor Workshop 11 June 2024

The Strategy was publicly advertised in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The advertising ran from 26 March 2025 to 17 April 2025 and involved the following:

- A public notice was published in the Midwest Times;
- Two public notices were published in the Dongara Denison Local Rag;
- A copy of the Strategy was made available for public inspection at the Shire office;
- The Strategy was published on the Shire's website along with a Facebook post; and
- The Strategy was referred to the following stakeholders and Government/Service agencies:
  - Department of Planning, Lands and Heritage
  - Department of Health
  - Department of Biodiversity, Conservation and Attractions
  - Department of Water and Environmental Regulation
  - Department of Transport
  - Main Roads
  - Public Transport Authority
  - Department of Mines, Industry Regulation and Safety
  - Department of Jobs, Tourism, Science and Innovation
  - Department of Communities
  - Department of Education
  - Department of Fire and Emergency Services
  - Department of Primary Industry and Regional Development
  - Western Power
  - Water Corporation



- ATCO gas
- Telstra
- City of Greater Geraldton
- Shire of Mingenew
- Shire of Three Springs
- Shire of Carnamah
- CLE Town Planning + Design
- Planning Solutions
- Landwest
- Mid West Development Commission
- BJ Clarke Property
- Terry McBratney
- Fowler Group of Companies
- Ready Set Grow
- Irwin Districts Historical Society
- Yamatji Southern Regional Corporation

In response to the advertising a total of 20 submissions were received (3 from the public/stakeholders and 17 from government/service agencies). The key relevant planning issues raised in the submissions are summarised as follows:

#### Public/Stakeholder

- Wattandee people engagement.
- Policy for green spaces.
- Heritage issues and zoning of heritage places.
- Maritime industries.
- Industrialisation and rehabilitation.
- Retain Dongara town oval.
- Relocation of Planning Area E and also support for the location.
- 2017 Flood mapping should not be used.

#### Government/Service Agencies

- DFES – bushfire management plan required.
- DPIRD – wind erosion; extending urban growth boundary north not supported.
- DPLH (Historic Heritage) – Historic heritage as a key consideration in Planning Area H.
- YSRC – Mine site buffers; expansion of Planning Area B.
- MRWA – Retention of the Dongara Brand Highway realignment.
- DoE – Additional primary school unlikely to be needed.
- DWER – Flood plain mapping special control area; updating flood mapping.
- DBCA – Removal of Planning Area D; greater recognition of conservation values in Planning Area B; modified wording for natural areas; various crown land parcels better designated as environmental conservation.

In addition to the above, Officers have also provided recommendations to modify the Strategy to correct mapping errors and update various sections to reflect changes that have occurred since the Strategy was initially prepared.

A copy of the actual submissions received is contained in DEV 02-06/25 Attachment 2 and a 'Schedule of Submissions' which includes recommendations for each submission is contained in DEV 02-06/25 Attachment 3.

**Statutory Environment:**

Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the statutory requirements for the preparation of a new local planning strategy as follows:

**Part 3 – Local planning strategies****11. Requirement for local planning strategy for local planning scheme**

- (1) A local government must prepare a local planning strategy in accordance with this Part for each local planning scheme that is approved for land within the district of the local government.
- (2) A local planning strategy must –
  - (aa) be prepared in a manner and form approved by the Commission; and
  - (a) set out the long-term planning directions for the local government; and
  - (b) apply any State or regional planning policy that is relevant to the strategy; and
  - (c) provide the rationale for any zoning or classification of land under the local planning scheme.

**12. Certification of draft local planning strategy**

- (1) Before advertising a draft local planning strategy under regulation 13 the local government must provide a copy of the strategy to the Commission.
- (2) On receipt of a copy of a draft local planning strategy the Commission must, as soon as reasonably practicable, assess the strategy for compliance with regulation 11(2).
- (3) If the Commission is not satisfied that a draft local planning strategy complies with regulation 11(2) the Commission may, by notice in writing, require the local government to –
  - (a) modify the draft strategy; and
  - (b) provide a copy of the draft strategy as modified to the Commission for assessment under subregulation (2).
- (4) If the Commission is satisfied that a draft local planning strategy complies with regulation 11(2) it must certify the strategy accordingly and provide a copy of the certification to the local government for the purpose of proceeding to advertise the strategy.

**13. Advertising and notifying local planning strategy**

- (1) A local government must, as soon as reasonably practicable after being provided with certification that a local planning strategy complies with regulation 11(2), advertise the strategy as follows –
  - (a) publish in accordance with regulation 76A the strategy and a notice giving details of –
    - (i) how the strategy is made available to the public in accordance with regulation 76A; and
    - (ii) the manner and form in which submissions may be made; and
    - (iii) the period under subregulation (2) for making submissions and the last day of that period;
  - (c) give a copy of the notice to each public authority that the local government considers is likely to be affected by the strategy;
- (2) The period for making submissions on a local planning strategy is –
  - (a) the period of 21 days after the date on which the notice of the strategy is first published under subregulation (1)(a); or
  - (b) a longer period approved by the Commission.

**14. Consideration of submissions**

- (1) After the expiry of the period within which submissions may be made in relation to a local planning strategy, the local government must review the strategy having regard to any submissions made.
- (2) The local government may –
  - (a) support the local planning strategy without modification;or

- (b) *support the local planning strategy with proposed modifications to address issues raised in the submissions.*
- (3) *After the completion of the review of the local planning strategy the local government must submit to the Commission –*
  - (a) *a copy of the advertised local planning strategy; and*
  - (b) *a schedule of the submissions received; and*
  - (c) *particulars of any modifications to the advertised local planning strategy proposed by the local government.*

**15. Endorsement by Commission**

- (1) *Within 60 days of the receipt of the documents referred to in regulation 14(3) the Commission may –*
  - (a) *endorse the strategy without modification; or*
  - (b) *endorse the strategy with some or all of the modifications proposed by the local government; or*
  - (c) *require the local government to modify the strategy in the manner specified by the Commission before the strategy is resubmitted to the Commission for endorsement; or*
  - (d) *refuse to endorse the strategy.*

**Policy Implications:**

The Strategy advocates for all current local planning policies to be reviewed as part of the preparation of the new local planning scheme.

**Financial/Resource Implications:**

The consultant who originally prepared the Strategy will need to be engaged to undertake the proposed modifications. This will come at a minimal cost to the Shire and can be accommodated in the budget.

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 3.1.4 Prepare cutting edge land use strategies to guide future development

**Attachments:**

*Attachment Booklet – June 2025*

DEV 02-06/25 Attachment 1: Draft Local Planning Strategy

DEV 02-06/25 Attachment 2: Submissions

DEV 02-06/25 Attachment 3: Schedule of Submissions

#### **10.4 Operations Reports**

Nil

Unconfirmed

## 10.5 Office of the CEO Reports

CEO 01-06/25 Public Interest Disclosure Guidelines - Updated	
<b>Author:</b>	<b>S Mearns, Executive Assistant</b>
<b>Responsible Officer:</b>	<b>S Ivers, Chief Executive Officer</b>
<b>File Reference:</b>	<b>3.00115</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Simple Majority</b>

### Report Purpose:

For Council to note the updated Public Interest Disclosure Guidelines.

COUNCIL DECISION		090625
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
That Council by Simple Majority, note the updated Public Interest Disclosure Guidelines at attachment CEO01-06/25 Attachment 1: Public Interest Disclosure Guidelines.		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
<b>Against:</b>	Nil	

### Background:

The purpose of this document is to provide guidelines in relation to the receipt and investigation of Public Interest Information made under the *Public Interest Disclosure Act 2003* (PID Act).

The guidelines have been developed to provide direction for the organisation and comply with good governance principles. The new guidelines comply with the requirements of the PID Act and establishes the Shire's commitment to the reporting and investigation into corrupt and improper conduct including the mismanagement of public resources.

The PID Act supports the disclosure of public interest information, offering protection to both whistleblowers and individuals subject to disclosures. It also establishes a framework for investigating reported matters and taking appropriate action.

The PID Act does not confer additional powers on public authorities to investigate or take action in relation to public interest disclosures. Rather, it provides for protection to persons who make disclosures that may result in a proper authority exercising its existing powers to investigate and take action in relation to the subject matter of the disclosure. In some circumstances the PID Act requires a public authority to investigate a matter and to notify the person making the disclosure of the action taken.

### Officer's Comment:

The Shire of Irwin Public Interest Disclosure Guidelines were initially acknowledged by Council at its Ordinary Council Meeting on 28 October 2014. While the PID Act itself has not been amended since that time, the template provided by the Public Sector Commission has been updated, prompting a corresponding update to the Shire's documentation.

A public interest disclosure is made when a person discloses to proper authority information that tends to show past, present or proposed future improper conduct by a public body in the exercise of public functions.

While the PID Act provides for the protection of all public interest disclosures, not every proper authority will have the obligation or power to investigate and take action in relation to the disclosure. In some cases, the discloser or information may need to be referred to another proper authority to enable an effective response to the disclosure to be made.

Public Interest information must tend to show the involvement of a public body in:

- Improper conduct;
- An offence against State Law;
- A substantial unauthorised or irregular use of public resources;
- A substantial mismanagement of public resources;
- Conduct involving a substantial and specific risk of injury to public health, prejudice to public safety or harm to the environment;
- Conduct relating to matters of administration affecting someone in their personal capacity falling within the jurisdiction of the Ombudsman.

The Public Interest Disclosure Guidelines reflect the Shire's commitment of ensuring the introduction of best practice governance principles and the protection of staff and resources and transparency in its operations.

The Shire of Irwin is required to submit an annual report to the Public Sector Commission detailing any disclosures received.

To assist with this annual reporting, the Shire maintains a public interest disclosure register which is kept strictly confidential and maintained in a secure location. It is to be noted that the Shire has not received any Public Interest Disclosures.

**Consultation:**

Nil

**Statutory Environment:**

- *Local Government Act 1995*
- *Public Interest Disclosure Act 2003*

**Policy Implications:**

Nil

**Financial/Resource Implications:**

Nil

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles

Strategy 4.3.2 Adopt and follow better practice processes

**Attachments:**

*Attachment Booklet – June 2025*

CEO 01-06/25 Attachment 1: Public Interest Disclosure Guidelines

CEO 02-06/25 Local Government Elections 2025	
<b>Author:</b>	<b>S Mearns, Executive Assistant</b>
<b>Responsible Officer:</b>	<b>S Ivers, Chief Executive Officer</b>
<b>File Reference:</b>	<b>GV.EL.1</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Absolute Majority</b>

**Report Purpose:**

For Council by Simple Majority to consider and appoint the Western Australian Electoral Commissioner (WAEC) to conduct a postal election for the 2025 Ordinary Local Government Election at a cost of approximately \$25,467 (ex GST).

COUNCIL DECISION		100625
<b>MOVED: Cr Melsom</b>		<b>SECONDED: Cr Summers</b>
<b>That Council by Absolute Majority:</b>		
<ol style="list-style-type: none"> <li>1) Declares, in accordance with section 4.20(4) of the <i>Local Government Act 1995</i>, the Electoral Commissioner to be responsible for the conduct of the 2025 Ordinary Local Government Election;</li> <li>2) Decides, in accordance with section 4.61(2) of the <i>Local Government Act 1995</i> that the method of conducting the election will be as a postal election; and</li> <li>3) Notes the requirement for an allocation of approximately \$25,467 (ex GST) for the 2025 Ordinary Local Government Election.</li> </ol>		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
<b>Against:</b>	Nil	

**Background:**

Under the *Local Government Act 1995 (the Act)*, Ordinary Local Government Elections are held every two years on the third Saturday in October, with Council members elected for a term of up to four years. The next Ordinary Election is scheduled to be held on Saturday 18 October 2025.

A Returning Officer runs each Local Government election which by default is the Chief Executive Officer (CEO) of the Local Government. Council may, with the approval of the WAEC, appoint another person to be the Returning Officer. Common alternatives to the CEO are another staff members of the same Local Government, a CEO from another Local Government, the Electoral Commissioner or any other person approved by the Electoral Commissioner.

Each Local Government can choose to conduct an election as either a voting in-person election or as a postal voting election. If a postal election is selected, then the Electoral Commissioner will conduct the election and appoint a Returning Officer.

**Officer's Comment:**

Historically, the Shire has decided to conduct postal voting Elections.

This method of voting offers the following advantages:

- Increased accessibility – Postal voting makes it easier to vote, especially those who may have difficulty getting to a polling place including people who live far from polling stations, have

- disability, are travelling, or have work or family commitments.
- Higher voter turnout – By making voting more convenient, postal voting can lead to increased participation in local elections resulting in a more representative outcome and a stronger local democracy.
- Greater flexibility – Postal voting allows people to vote at their own pace and in the comfort of their own homes. This can be particularly helpful for people who need more time to consider their options or who find the polling place environment stressful.
- Reduced costs – Postal voting can be more cost-effective than traditional polling places, as it can reduce the need for staff and infrastructure.

The Electoral Commissioner has provided the Shire with a cost estimate for WAEC to conduct the upcoming Election should the Shire proceed with making a declaration in accordance with Section 4.20(4) of the Act. The estimate provided being approximately \$25,467 excluding GST based on the following assumptions:

- The method of election will be postal
- Four Councillor vacancies
- 2,900 electors
- Response rate of approximately 45%
- Appointment of a local Returning Officer; and
- Count to be conducted at the Shire office using Count WA.

**Consultation:**

The CEO and Shire Officers have been in consultation with the WAEC to confirm receipt of the cost estimate and to confirm that the matter will be presented to Council at its June Ordinary Council Meeting.

**Statutory Environment:***Local Government Act 1995:*

- Section 4.20(4) provides that a Local Government may declare the Electoral Commissioner to be responsible for the conduct of elections within a particular period.
- Section 4.61(2) provides that a Local Government may decide to conduct an election as a postal election.

*Local Government (Elections) Regulations 1997:*

- Regulation 9(3) provides that the Electoral Commissioner's expenses are to be determined on the basis of full accrual cost recovery.

**Policy Implications:**

Nil

**Financial/Resource Implications:**

The WA Electoral Commission have provided a cost estimate of \$25,467 GST (exc) to run the election. This amount has been budgeted for in the 2025/26 financial year.

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.4 Promote programs to encourage participation in elections.

**Attachments:**

*Attachment Booklet – June 2025*

CEO 02-06/25 Attachment 1: Cost Estimate for Ordinary Local Government Election 2025



CEO 03-06/25 Register of Delegations Review - 2025	
<b>Author:</b>	<b>S Mearns, Executive Assistant</b>
<b>Responsible Officer:</b>	<b>S Ivers, Chief Executive Officer</b>
<b>File Reference:</b>	<b>3.00024</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Absolute Majority</b>

**Report Purpose:**

For Council to review the Register of Delegations – Council to Chief Executive Officer (the ‘Register’), provided as Attachment CEO03-06/25: Register of Delegations.

COUNCIL DECISION		110625
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
That Council by Absolute Majority adopts the updated Register of Delegations presented in Attachment Booklet June 2025, Attachment CEO03-06/25: Register of Delegations.		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
<b>Against:</b>	Nil	

**Background:**

Section 5.46(2) of the *Local Government 1995* requires delegations to be reviewed at least once each financial year, “at least once every financial year, delegations made under this Division are to be reviewed by the delegator.”

Delegation involves assigning another person the authority to carry out a power or fulfill a duty. However, it does not remove the original holder's right to also exercise that power or perform that duty.

Delegations are used in local government in a number of circumstances including where:

- The business of the local government could not be efficiently carried on if the council or CEO were to personally exercise their discretion to enforce all the rights or discharge all the duties; and
- Through practical administration, the council or CEO needs to appoint other employees to exercise their discretion to make decisions, exercise powers or discharge duties on behalf of the local government.

All delegations made under the Act must be made by absolute majority and recorded in a register.

Sections 5.18 and 5.46 of the Act require that at least once every financial year, delegations are to be reviewed by the delegator for those delegations under the Act, but also presents an opportunity to review delegations made under other legislation.

The Register of Delegations was last presented to Council at its Ordinary Council Meeting held 25 June 2024.

All delegations for the Shire of Irwin are managed and administered through the Attain software program.

**Officer's Comment:**

In June 2025, a review of Council's delegations was made by Administration. Resultant from this review, a number of minor updates were made which included:

Delegation	Action
13, 40, 107, 108, 109, 110, 113, 114, 115, 116, 400, 401, 403, 405, 700, CEO1000,	Delegation/sub-delegation changed from Manager Community Services to CEO
101	Duplication of sub delegates with both Manager Community Services and Acting Manager Community Services roles selected. Acting Manager Community Services role removed.
125, 126	Reference to Council Policy CP41 Financial Hardship – for a declared State of Emergency removed as this Policy was archived in 2023.
310	Delegate Title: Bush Fire Control Officer was changed to Chief Bush Fire Control Officer.
205	Reference made to an 'Acting Through' Management Policy was removed from the Policy section of this delegation as Policy does not exist.

Over the past 12 months, no Shire of Irwin policies were created, archived, or amended in a manner that required changes to the Register of Delegations. As a result, changes to the Register of Delegations were limited to minor administrative updates only.

**Consultation:**

The administration reviews delegations on a regular basis throughout the year. The Chief Executive Officer reviewed the delegations across the organisation to ensure that delegated authorities align with the day to day business of Shire Officers.

**Statutory Environment:**

*Local Government Act 1995:*

- Section 5.42 Delegations of some powers and duties to CEO
- Section 5.43 Limits on delegations to CEO
- Section 5.46 Register of, and records relevant to, delegations to CEO and employees

**Policy Implications:**

The Register of Delegations – Council to CEO will link with and guide some Council Policies. Reference to the relevant Council Policy for each delegation is made within the Register.

**Financial/Resource Implications:**

Nil

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031

Strategy 4.2.1 Ensure Compliance whilst embracing innovation and best practice principles.

**Attachments:**

*Attachment Booklet - June 2025*

CEO 03-06/25 Attachment 1: Register of Delegations 2025

<b>CEO 04-06/25 Amendments to Council Policy CP20 Purchasing</b>	
<b>Author:</b>	<b>S Clarkson, Senior Finance Officer</b>
<b>Responsible Officer:</b>	<b>S Ivers , Chief Executive Officer</b>
<b>File Reference:</b>	<b>3.00270</b>
<b>Council Role:</b>	<b>Executive</b>
<b>Voting Requirements:</b>	<b>Simple Majority</b>

**Report Purpose:**

For Council to consider the adoption of revised Council Policy CP20 Purchasing (the Policy).

COUNCIL DECISION		120625
MOVED: Cr Wyse		SECONDED: Cr Summers
That Council by Simple Majority, adopt the revised Council Policy - CP20 Purchasing.		
VOTING DETAILS:		CARRIED: 5/0
For:	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
Against:	Nil	

**Background:**

At the Ordinary Council Meeting on 22 June 2023, Council adopted the revised Council Policy – CP20 Purchasing. It was noted in the Officer's comment that operational information will be removed from the Policy in the future and transposed into a procedure. With the implementation of the new Enterprise Resource Planning (ERP) Software system it was recommended to review and update our current Policy and procedures.

**Officer's Comment:**

The Purchasing Thresholds have been updated to align with the implementation of the new Enterprise Resource Planning (ERP) Software system, streamlining the purchasing process and enhancing overall efficiency. Additionally, they are being reviewed due to the challenges Council Staff currently face in obtaining the required minimum number of quotations for carrying out works on Council projects and repairs.

Other changes have been made with some inclusions and deletions to ensure the Purchasing Policy represents better practise in Local Government purchasing and is designed to ensure compliance and the highest standards of ethics and integrity in all purchasing activities.

The Delegation Register – Purchasing Authorisations will also be updated to align with the changes to the Purchasing Thresholds.

**Consultation:**

The Policy was reviewed in consultation with the CEO, Manager Finance, Mr John Filippone from Procurement PLUS and relevant Officer's.

**Statutory Environment:**

- *Local Government Act 1995*
- *Local Government (Functions and General) Regulations 1996*

**Policy Implications:**

These Council Policies link to the Delegations relating to purchasing and the *Local Government (Functions and General) Regulations 1996*. Reference to the relevant Delegation for each Council Policy will be made within the Policy control box.

Delegations CEO01 Tenders for Goods and Services  
Delegation CEO03 Payments from Municipal or Trust Funds  
CP01 Localised Purchasing (Regional Price Preference)

**Financial/Resource Implications:**

No financial impact, the policy will ensure better practice and procedures.

**Strategic Implications:**

Our Brilliant Future – Strategic Community Plan 2021 – 2031  
Strategy 4.2.1 Ensure compliance whilst embracing innovation and better practice principles  
Strategy 4.3.2 Adopt and follow better practice processes

**Attachments:**

*Attachment Booklet – June 2025*  
CEO 04-06/25 Attachment 1: CP20 Purchasing

**10.6 Committee Reports**

Nil

**11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**12. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

**13. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION**

Nil

**14. MATTERS FOR WHICH THE MEETING IS CLOSED TO THE PUBLIC**

COUNCIL DECISION		130625
<b>MOVED: Cr Wyse</b>		<b>SECONDED: Cr Summers</b>
That Council close the meeting to the public at 6.22pm in accordance with section 5.23(2) (a) and (c) of the <i>Local Government Act 1995</i> to discuss Item 14.1 DEV 03-06/25 Reconsideration of Decision – ‘Agriculture – Extensive’ on Lot 1496 (No. 31104) Brand Highway, Bonniefield.		
<b>VOTING DETAILS:</b>		<b>CARRIED: 5/0</b>
<b>For:</b>	Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom	
<b>Against:</b>	Nil	

*Gallery Members left the Chambers at 6.22pm.*

#### 14.1 DEV 03-06/25 Reconsideration of Decision – ‘Agriculture – Extensive’ on Lot 1496 (No. 31104) Brand Highway, Bonniefield

<b>Author:</b>	<b>M Connell, Manager Development</b>
<b>Responsible Officer:</b>	<b>S Ivers, Chief Executive Officer</b>
<b>File Reference:</b>	<b>P24-65 and A3217</b>

<b>COUNCIL DECISION</b>	<b>140625</b>
<p><b>MOVED: Cr Summers</b> <span style="float: right;"><b>SECONDED: Cr Wyse</b></span></p> <p>That Council by Simple Majority, pursuant to section 31 of the <i>State Administrative Tribunal Act 2004</i>, varies its decision made on 26 November 2024 with respect to the application to amend the development approval originally granted on 22 February 2022 for Lot 1496 (No. 31104) Brand Highway, Bonniefield by:</p> <ol style="list-style-type: none"> <li>1. Removing conditions 2, 3, 4 and 5 imposed on 26 November 2024; and</li> <li>2. Include the following Advice Notes: <ol style="list-style-type: none"> <li>a. All other conditions of the original approval dated 22 February 2022 remain operative other than condition 2.</li> <li>b. Council has determined the application based on the information provided by Barron Building Surveyors on 1 and 2 October 2024 in support of the amended development application which reflects the requirement of condition 6 of the 22 February 2022 approval, that the types of storage and garaging must be consistent with the permitted rural use of the land at Lot 1496 (No. 31104) Brand Highway, Bonniefield; and</li> <li>c. It is the applicant's / proponent's responsibility to obtain any additional approvals which may be required from other Government / Service agencies under separate legislation. This may include Main Roads WA approval for access / egress onto Brand Highway and ARC Infrastructure approval for access across the rail corridor.</li> </ol> </li> </ol> <p><b>VOTING DETAILS:</b> <span style="float: right;"><b>CARRIED: 5/0</b></span></p> <p>For: Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom</p> <p>Against: Nil</p>	

<b>COUNCIL DECISION</b>	<b>150625</b>
<p><b>MOVED: Cr Wyse</b> <span style="float: right;"><b>SECONDED: Cr Melsom</b></span></p> <p>That Council open the meeting to the public at 6.25pm.</p> <p><b>VOTING DETAILS:</b> <span style="float: right;"><b>CARRIED: 5/0</b></span></p> <p>For: Cr Leonard, Cr Wyse, Cr Tunbridge, Cr Summers, Cr Melsom</p> <p>Against: Nil</p>	

#### 15. CLOSURE

There being no further business the Shire President closed the meeting at 6.25pm.



# Ordinary Council Meeting

22 July 2025

Item 8.2  
Agenda Forum Notes  
15 July 2025



**SHIRE OF IRWIN**  
DONGARA-PORT DENISON  
A BRILLIANT BLEND

# **AGENDA FORUM NOTES**

Tuesday 15 July 2025





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## 1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Shire President welcomed Councillors, Staff and a Gallery Member to the Agenda Forum which he declared open at 5.00pm.

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

### Members

Councillor M Leonard  
Councillor B Wyse  
Councillor I Scott (via Zoom)  
Councillor E Tunbridge  
Councillor P Summers  
Councillor J Melsom

President  
Deputy President

### Staff

Mr S D Ivers  
Mr M Connell  
Ms F Boksmati  
Mr M Jones  
Miss P Machaka  
Ms S Mearns

Chief Executive Officer  
Manager Development  
Manager Community Services  
Manager Operations  
Manager Finance  
Executive Assistant

### Guests

Nil

### Apologies

Councillor A J Gillam

### Approved Leave of Absence

Nil

### Gallery

Mr Bruce Baskerville

Chair, Irwin Districts Historical Society

## 3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

### Question 1: Maria Rinaldi, Port Denison

When will the Shire rectify the uneven surfaces around the townsite, such as the corner of Hunt and Church Streets, on Point Leander Drive, and near the bridge, as these areas present safety hazards for mobility scooter (gopher) users, with a potential risk of tipping?

*RESPONSE: The Shire is committed to enhancing accessibility across the townsite, in line with our Disability Access and Inclusion Plan (DAIP). Each financial year, funding is allocated for footpath maintenance and improvements, with projects prioritised based on safety concerns, accessibility needs, and community feedback. We recognise that uneven surfaces can create hazards, especially for mobility scooter users, and will continue to address these issues through our ongoing infrastructure improvement program. The specific locations mentioned have been noted for assessment and prioritisation within upcoming works.*

### Question 2: John Rossiter, Port Denison

Can the Shire install an automatic door at the main entrance of the Dongara Medical Centre?

*RESPONSE: Thank you for the suggestion. Installing an automatic door at the main entrance of the Dongara Medical Centre is a valuable idea that would improve accessibility for all visitors. We will refer this proposal to Council for consideration as part of the upcoming budget planning process.*

**Question 3:** John Rossiter, Port Denison

Why have Sea Folk and Seaspray been given an exemption on signage, but the Dongara Bakery has not?

*RESPONSE: Seaspray Beach Café and Sea Folk Café are located on the outskirts of town, in areas where passing travellers are unlikely to be aware of their presence without adequate signage. Due to their distance from the town centre and limited alternative options for visibility, these businesses rely heavily on directional signage to attract visitors. Both have experienced a noticeable decline in trade following the removal of signage, prompting Council to grant temporary exemptions in these specific cases.*

*In contrast, Dongara Bakery is centrally located with high visibility and accessibility, and therefore does not face the same challenges in attracting passing traffic or maintaining customer awareness.*

**Question 4:** John Rossiter, Port Denison

Why was Point Leander Drive from Leitch Street to George Road realigned?

*RESPONSE: The original realignment of Point Leander Drive between Leitch Street and George Road appears to have been carried out some time ago to accommodate the growth of the fig trees in the area. However, this resulted in a narrower footpath corridor, which raised safety concerns, particularly for families with young children.*

*The decision to return the road to its original alignment was made to address these concerns by widening the footpath corridor. This improvement enhances pedestrian safety and accessibility and also provides the opportunity for the removal of vehicle access dips, creating a smoother and safer path for all users.*

**4. PUBLIC QUESTION TIME**

*Written public questions were received and will be addressed at next week's Ordinary Council Meeting.*

**5. DECLARATIONS OF INTEREST**

Nil

**6. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**7. PETITIONS AND DEPUTATIONS**

Nil

**8. CONFIRMATION OF MINUTES AND TABLING OF AGENDA FORUM NOTES****8.1 Minutes of the Ordinary Council Meeting held 24 June 2025**

This item will be dealt with at the Ordinary Council Meeting being held 22 July 2025.

**8.2 Agenda Forum Notes – 15 July 2025**

This item will be dealt with at the Ordinary Council Meeting being held 22 July 2025.

## 9. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

This item will be dealt with at the Ordinary Council Meeting being held 22 July 2025.

## 10. REPORTS OF OFFICERS AND COMMITTEES

<b>10.1</b>	<b>FINANCE REPORTS</b>
<b>FIN 01-07/25</b>	<b>Accounts for Payment – June 2025</b>
<b>Report Purpose</b>	For Council to receive the list of accounts paid under delegated authority during June 2025.
<b>Questions</b>	Nil
<b>FIN 02-07/25</b>	<b>Monthly Financial Statements – May 2025</b>
<b>Report Purpose</b>	For Council to consider and receive the Monthly Financial Statements for the period 1 July 2024 to 31 May 2025.
<b>Questions</b>	<p>Did the grant refund of \$57,000 from Main Roads WA affect the Shire's financial position.</p> <p>No. The refund related to the cancellation of the Point Leander Drive bridge section resurfacing work. The project was cancelled to allow for a traffic impact assessment to be carried out, in response to significant increases in traffic volumes and associated safety concerns. The Shire will have the opportunity to access the funds again upon submission of a new project proposal to Main Roads WA.</p>
<b>10.2</b>	<b>DEVELOPMENT REPORTS</b>
<b>DEV 01-07/25</b>	<b>June 2025 Development Delegated and Authorised Authority Report</b>
<b>Report Purpose</b>	For Council to receive the June 2025 Development Delegated and Authorised Authority Report.
<b>Questions</b>	Nil
<b>DEV 02-07/25</b>	<b>Proposed Local Planning Scheme Amendment No. 22 – Rural Residential Rezoning Lot 9000 Hidden Valley Close, Dongara</b>
<b>Report Purpose</b>	For Council to support, without modification, Amendment No. 22 (the amendment) to the Shire of Irwin Local Planning Scheme No. 5.
<b>Discussion</b>	<p>When will the first lots in the new subdivision be available for purchase?</p> <p>The answer is not known, though it is estimated blocks will not be released for at least five (5) years.</p>
<b>10.3</b>	<b>COMMUNITY SERVICES REPORTS</b>
	Nil
<b>10.4</b>	<b>OPERATIONS REPORTS</b>
	Nil

**10.5 OFFICE OF THE CEO REPORTS**

Nil

**10.6 COMMITTEE REPORTS**

Nil

**11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

This item will be dealt with at the Ordinary Council Meeting being held 22 July 2025.

**12. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

This item will be dealt with at the Ordinary Council Meeting being held 22 July 2025.

**13. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION**

This item will be dealt with at the Ordinary Council Meeting being held 22 July 2025.

**14. MATTERS FOR WHICH THE MEETING IS CLOSED TO THE PUBLIC**

This item will be dealt with at the Ordinary Council Meeting being held 22 July 2025.

**15. CLOSURE**

There being no further business, the Shire President closed the Agenda Forum at 5.14pm.



# Ordinary Council Meeting

22 July 2025

Item FIN 01-07/25  
Accounts for Payment  
June 2025

# Shire of Irwin

*List of Accounts paid June 2025 for presentation to the  
Council Meeting 22 July 2025*

MUNICIPAL/(TRUST) PAYMENTS				
EFT/CHQ #	DATE	PAYEE	DESCRIPTION	PAYMENTS
EFT33678	06/06/2025	ABC CONTAINERS PTY LTD	INSULATED CONTAINERS FOR CESM STORAGE	-8,800.00
EFT33679	06/06/2025	ATC WORK SMART	SCHOOL BASED WORK EXPERIENCE	-379.76
EFT33680	06/06/2025	ATOM	PROTECTIVE EQUIPMENT AND CONSUMABLES	-584.24
EFT33681	06/06/2025	AVON WASTE	FRONT LIFT AND 240LT WASTE COLLECTION	-21,714.55
EFT33682	06/06/2025	BABA MARDIA ROAD SERVICES	TRAFFIC MANAGEMENT INCLUDING PLANS FOR WORKS ON POINT LEANDER DRIVE	-2,969.56
EFT33683	06/06/2025	BURSON AUTOMOTIVE PTY LTD	PARTS FOR NISSAN PRIME MOVER	-221.38
EFT33684	06/06/2025	CLEANPAK TOTAL SOLUTIONS	CLEANING CONSUMABLES	-2,123.80
EFT33685	06/06/2025	DATA ANALYSIS AUSTRALIA PTY LTD	STATISTICAL ANALYSIS FOR FINANCIAL ASSISTANCE GRANTS	-2,200.00
EFT33686	06/06/2025	DATA#3 LIMITED	MICROSOFT LICENSES	-3,525.23
EFT33687	06/06/2025	DELTA CLEANING SERVICES	CLEANING COST	-52.80
EFT33688	06/06/2025	D BUTCHER	REIMBURSEMENT	-264.45
EFT33689	06/06/2025	TYREPOWER DONGARA	SUPPLY AND FIT TYRES ON ISUZU MU-X AND HOLDEN COLORADO	-4,254.50
EFT33690	06/06/2025	DONGARA HOTEL MOTEL	ACCOMMODATION	-320.00
EFT33691	06/06/2025	DEPARTMENT OF PLANNING, LANDS AND HERITAGE	LOCAL PLANNING SCHEME MAPPING	-870.00
EFT33692	06/06/2025	DONGARA TREE SERVICES	TREE PRUNING AT IRWIN RACE COURSE	-16,500.00
EFT33693	06/06/2025	CITY OF GREATER GERALDTON	MERU WASTE DISPOSAL CHARGES	-8,867.60
EFT33694	06/06/2025	REFUEL AUSTRALIA	BULK DIESEL FUEL PURCHASE	-12,331.04
EFT33695	06/06/2025	G PORTEOUS	REIMBURSEMENT	-320.50
EFT33696	06/06/2025	MOORE AUSTRALIA (WA) PTY LTD	2025 FINANCIAL REPORTING WORKSHOP	-2,310.00
EFT33697	06/06/2025	HERSEY'S SAFETY	WORKSHOP SUPPLIES	-311.30
EFT33698	06/06/2025	GERALDTON PARTS	WATER TANK AND PUMP FOR CLEANING AT COASTAL NODES	-1,022.38
EFT33699	06/06/2025	W HORN	REFUND	-60.00
EFT33700	06/06/2025	HUGGABLE TOYS	VISITOR CENTRE STOCK	-426.47
EFT33701	06/06/2025	INSTANT RACKING & STEEL SHELVING	UTILITY CABINETS	-638.00
EFT33702	06/06/2025	IRWIN SHIRE - RATES	PAYROLL DEDUCTIONS	-1,375.00
EFT33703	06/06/2025	SHIRE OF IRWIN - LOTTO FUND	PAYROLL DEDUCTIONS	-85.00
EFT33704	06/06/2025	LUCINDAS EVERLASTINGS	VISITOR CENTRE STOCK	-213.00
EFT33705	06/06/2025	M2 ON HOLD (A DIVISION OF M2 TECHNOLOGY GROUP PTY LTD)	QUARTERLY ON HOLD MESSAGE SERVICE	-462.00
EFT33706	06/06/2025	MAURICE BATTILANA	CONSULTANCY SERVICES	-6,450.00
EFT33707	06/06/2025	MIDWEST SOLAR AND WATER	REPLACE LEAKING TAP IN LADIES TOILET AT DRIVE IN	-284.90
EFT33708	06/06/2025	NESTLE AUSTRALIA LIMITED TRADING AS NESPRESSO AUSTRALIA	COFFEE PODS FOR ADMIN AND DEPOT	-784.00
EFT33709	06/06/2025	ONSHORE CABINETS AND FURNITURE	REMAINING BALANCE - REFURBISHMENT FOR UNIT 19 THE VILLAGE	-4,210.00
EFT33710	06/06/2025	ORBIT HEALTH & FITNESS SOLUTIONS PTY LTD	VARIOUS GYM EQUIPMENT	-110.00
EFT33711	06/06/2025	PIXIES SCREEN PRINTS	UNIFORMS AND PROTECTIVE CLOTHING	-973.00
EFT33712	06/06/2025	SPRAYLINE SPRAYING EQUIPMENT	ACTUATOR FOR SPRAY UNIT	-1,155.00
EFT33713	06/06/2025	SUBTERRANEAN SERVICE LOCATIONS WA	SERVICE LOCATION ON POINT LEANDER DRIVE	-500.50
EFT33714	06/06/2025	SUNSET TAKEAWAY DINER	CATERING	-2,975.00
EFT33715	06/06/2025	STEWART & HEATON CLOTHING CO	UNIFORM/PPE FOR BUSHFIRE BRIGADES	-264.62
EFT33716	06/06/2025	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES	-319.82
EFT33717	06/06/2025	TOOL KIT DEPOT	MILWAUKEE TOOLS AND CONSUMABLES	-914.86
EFT33718	06/06/2025	TRUCK CENTRE (WA) PTY LTD	PART FOR NISSAN PRIME MOVER	-2,211.77
EFT33719	06/06/2025	TUTT BRYANT EQUIPMENT	PARTS FOR BOMAG ROLLER	-733.13
EFT33720	06/06/2025	SYNERGY	ELECTRICITY CHARGES	-2,920.86
EFT33721	06/06/2025	WESTRAC EQUIPMENT	SERVICE KIT FOR CAT ROLLER	-582.38
EFT33722	06/06/2025	XCEL CAPITAL PTY LTD	REFUND	-350.30
EFT33723	06/06/2025	WINC AUSTRALIA PTY LTD	PRINTER CHARGES - DEPOT	-504.34
EFT33724	19/06/2025	ANYTRACK PTY LTD	MINI GPS TRACKER FOR BOX TOP TRAILER	-251.90
EFT33725	19/06/2025	AUSTRALIAN SWEEPER CORPORATION PTY LTD	PARTS FOR REC CENTRE SCRUBBER	-284.30
EFT33726	19/06/2025	AUSTRALIAN TAXATION OFFICE - BAS	BAS RECONCILIATION	-48,583.00
EFT33727	19/06/2025	AUSTRALIA POST	POSTAGE & FREIGHT CHARGES	-256.34
EFT33728	19/06/2025	IRWIN AUTUMN CENTRE	CASE SPONSORSHIP	-660.00
EFT33729	19/06/2025	DAZFAB ENGINEERING	REPAIR POWER POINT COVER AT TOWN PARK	-253.00
EFT33730	19/06/2025	DONGARA BODY BUILDERS	SUPPLY TAIL LIGHT ASSEMBLY FOR SEMI TRAILER	-737.00
EFT33731	19/06/2025	EDGE DIGITAL TECHNOLOGY	ANNUAL SERVICE OF DRIVE IN PROJECTOR	-2,324.30
EFT33732	19/06/2025	FIRST HEALTH SERVICES	MEDICAL PRACTISE MANAGEMENT SUPPORT - MEDICAL CENTRE	-13,750.00
EFT33733	19/06/2025	REFUEL AUSTRALIA	BULK DIESEL FUEL PURCHASE	-10,596.95
EFT33734	19/06/2025	GHD PTY LTD	BOAT RAMP - TENDER DOCUMENT DEVELOPMENT	-5,533.00
EFT33735	19/06/2025	INCITE SECURITY	REPAIRS AT REC CENTRE	-598.40
EFT33736	19/06/2025	IRWIN SHIRE - RATES	PAYROLL DEDUCTIONS	-2,750.00
EFT33737	19/06/2025	IRWIN DISTRICT HISTORICAL SOCIETY INC.	SUNDRY APPLICATION	-500.00
EFT33738	19/06/2025	INTERSTAFF INTERNATIONAL	SERVICE AGREEMENT	-15,571.78
EFT33739	19/06/2025	READYTECH - IT VISION AUSTRALIA PTY LTD	SUBSCRIPTION FEES	-34,431.50
EFT33740	19/06/2025	KEYLOG PTY LTD	SOFTWARE INCLUDING SETUP ACCESSORIES	-2,662.00
EFT33741	19/06/2025	SHIRE OF IRWIN - LOTTO FUND	PAYROLL DEDUCTIONS	-170.00
EFT33742	19/06/2025	S MAWER	REFUND	-277.90
EFT33743	19/06/2025	MAURICE BATTILANA	CONSULTANCY SERVICES	-4,575.00
EFT33744	19/06/2025	PIXIES SCREEN PRINTS	UNIFORMS	-275.00
EFT33745	19/06/2025	S SMITHWICK	REFUND	-1,045.74
EFT33746	19/06/2025	S BRETT	REFUND	-581.00
EFT33747	19/06/2025	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	BATTERIES FOR AED AT REC CENTRE	-90.00
EFT33748	19/06/2025	SYNERGY	ELECTRICITY CHARGES	-19,610.30
EFT33749	26/06/2025	AIRPORT LIGHTING SPECIALISTS PTY LTD	REPAIRS TO PAALC UNIT AT AIRSTRIP	-990.00
EFT33750	26/06/2025	CR GILLAM	MEMBERS ATTENDANCE FEES APRIL TO JUNE 2025	-1,922.00
EFT33751	26/06/2025	AMPAC DEBT RECOVERY (WA) PTY LTD	RATE DEBT RECOVERY SERVICES	-8,489.53
EFT33752	26/06/2025	ANYTRACK PTY LTD	2025/26 SUBSCRIPTION CHARGES	-495.00

# Shire of Irwin

*List of Accounts paid June 2025 for presentation to the  
Council Meeting 22 July 2025*

MUNICIPAL/(TRUST) PAYMENTS				
EFT/CHQ #	DATE	PAYEE	DESCRIPTION	PAYMENTS
EFT33753	26/06/2025	ATC WORK SMART	SCHOOL BASED WORK EXPERIENCE	-931.33
EFT33754	26/06/2025	AUSTRALIAN TAXATION OFFICE - FRINGE BENEFITS TAX	ADJUSTMENT FOR FBT LODGEMENT	-2,888.60
EFT33755	26/06/2025	AVON WASTE	FRONT LIFT AND 240LT WASTE COLLECTION	-40,296.50
EFT33756	26/06/2025	BABA MARDA ROAD SERVICES	MOUNT ADAMS TRAFFIC MANAGEMENT DESIGN	-1,100.00
EFT33757	26/06/2025	CR WYSE	MEMBERS ATTENDANCE FEES APRIL TO JUNE 2025	-1,922.00
EFT33758	26/06/2025	BLACKWOODS	CONSUMABLES AND BLOWER KIT FOR REC CENTRE	-539.36
EFT33759	26/06/2025	BP ROADHOUSE DONGARA	PUBLICATIONS	-72.10
EFT33760	26/06/2025	DEPARTMENT OF LOCAL GOVERNMENT, INDUSTRY REGULATION AND SAFETY	BUILDING SERVICES RECONCILIATION	-3,164.00
EFT33761	26/06/2025	BURSON AUTOMOTIVE PTY LTD	VARIOUS SERVICE KITS, PARTS FOR PLANT & EQUIPMENT AND WORKSHOP SUPPLIES	-637.91
EFT33762	26/06/2025	CATWEST PTY LTD	EMERGENCY TRAFFIC CONTROL FOR CLOSURE OF OCEAN DRIVE NEAR SURF BEACH DUE TO COASTAL EROSION	-13,214.30
EFT33763	26/06/2025	CENTRAL REGIONAL TAFE	TRAINING COURSE FEES	-408.90
EFT33764	26/06/2025	CENTRAL WEST CONCRETE PTY LTD	CRACKER DUST FOR CEMETERY PLOTS	-74.25
EFT33765	26/06/2025	CARL SCUDDER	BUILDING MAINTENANCE REPAIRS	-130.00
EFT33766	26/06/2025	CLEANPAK TOTAL SOLUTIONS	CLEANING CONSUMABLES	-3,066.75
EFT33767	26/06/2025	CIVIC WORKFORCE MANAGEMENT	HR CONSULTANCY SERVICES	-6,228.75
EFT33768	26/06/2025	CENTRAL WEST PEST CONTROL	TERMITE SPOT TREATMENT	-220.00
EFT33769	26/06/2025	DATA#3 LIMITED	MICROSOFT LICENCES	-4,684.02
EFT33770	26/06/2025	DONGARA FREIGHT	FREIGHT CHARGES	-680.90
EFT33771	26/06/2025	DENISON BOWLING & RECREATION CLUB INC	BAR AND KITCHEN HIRE FOR VOLUNTEER WEEK SUNDOWNER EVENT 2025	-1,101.00
EFT33772	26/06/2025	LANDGATE - WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY	RURAL UV GENERAL REVALUATION AND UV & GRV INTERIM SCHEDULES	-9,914.23
EFT33773	26/06/2025	DONGARA BOBCAT & CONTRACTING SERVICES	EXCAVATION OF PLOTS AT CEMETERY AND YELLOW SAND FOR GRANNIES BEACH	-1,122.00
EFT33774	26/06/2025	DONGARA BUILDING & TRADE SUPPLIES	PARKS, GARDEN, BUILDING AND ROAD MAINTENANCE SUPPLIES	-853.74
EFT33775	26/06/2025	DONGARA DRILLING & ELECTRICAL	ELECTRICAL REPAIRS	-8,858.42
EFT33776	26/06/2025	TYREPOWER DONGARA	SUPPLY AND FIT BATTERIES TO HINO TRUCK, TYRE ROTATION AND WHEEL ALIGNMENT ON FORD RANGER, PART FOR JOHN DEERE TRACTOR AND REPAIR LEAK ON TELEHANDLER	-731.50
EFT33777	26/06/2025	DONGARA LOCAL RAG	ADVERTISING	-405.00
EFT33778	26/06/2025	DONGARA HOTEL MOTEL	LAND USE AGREEMENT & ACCOMMODATION	-1,201.67
EFT33779	26/06/2025	MGS HOLDINGS PTY LTD T/AS DRONE SHOP PERTH	DRONE	-7,000.00
EFT33780	26/06/2025	EDGE DIGITAL TECHNOLOGY	SERVER REPLACEMENT ON DRIVE IN PROJECTOR	-23,591.70
EFT33781	26/06/2025	CR TUNBRIDGE	MEMBERS ATTENDANCE FEES APRIL TO JUNE 2025	-1,922.00
EFT33782	26/06/2025	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	EMERGENCY SERVICES LEVY QUARTER 4 2024/25	-29,909.35
EFT33783	26/06/2025	FIVE GUMS FAMILY MEDICAL PRACTICE	ON CHARGE OF RENEWAL SUBSCRIPTION	-5,132.64
EFT33784	26/06/2025	CITY OF GREATER Geraldton	MERU WASTE DISPOSAL CHARGES & BUILDING CERTIFICATION SERVICES	-22,417.35
EFT33785	26/06/2025	REFUEL AUSTRALIA	BULK DIESEL FUEL PURCHASE	-11,753.74
EFT33786	26/06/2025	THINK WATER Geraldton	RETICULATION PARTS	-2,097.00
EFT33787	26/06/2025	GREENFIELD TECHNICAL SERVICES	PREPARE SUBMISSION FOR MIDWEST FUTURE RESOURCE FUNDING	-2,244.00
EFT33788	26/06/2025	HILLE THOMPSON & DELFOS	PLANNING AND SURVEY DRAFTING SERVICES	-3,069.00
EFT33789	26/06/2025	GERALDTON PARTS	PARTS FOR HOLDEN COLORADO	-47.52
EFT33790	26/06/2025	CR SCOTT	MEMBERS ATTENDANCE FEES APRIL TO JUNE 2025	-1,922.00
EFT33791	26/06/2025	INCITE SECURITY	SERVICE VISIT AT ADMIN , REC CENTRE, TRANSFER STATION & MEDICAL CENTRE	-3,367.10
EFT33792	26/06/2025	IN-SITU CONSTRUCTION AND MAINTENANCE	SUPPLY AND INSTALL GEOFAB PILLOWS TO GRANNIES BEACH	-19,161.56
EFT33793	26/06/2025	IQTECH SOLUTIONS	PRINTER CHARGES - ADMIN	-501.59
EFT33794	26/06/2025	INSTANT RACKING & STEEL SHELVING	STORAGE UTILITY CUPBOARD FOR TRANSFER STATION	-300.00
EFT33795	26/06/2025	ITANZ INFINITY PTY LTD	UAT COMPLETION OF ERP PROJECT	-17,766.00
EFT33796	26/06/2025	IVEY CONTRACTING	INSTALLATION OF GUIDE POSTS ON MOUNT ADAMS ROAD	-3,960.00
EFT33797	26/06/2025	CR MELSOM	MEMBERS ATTENDANCE FEES APRIL TO JUNE 2025	-1,922.00
EFT33798	26/06/2025	S KNIGHT	REFUND	-60.00
EFT33799	26/06/2025	CR LEONARD	PRESIDENT ATTENDANCE FEES APRIL TO JUNE 2025	-2,500.00
EFT33800	26/06/2025	LG BEST PRACTICES PTY LTD	OUTSOURCED PAYROLL FUNCTION	-4,257.00
EFT33801	26/06/2025	LO-GO APPOINTMENTS	CONTRACT LABOUR HIRE WEEK	-76.71
EFT33802	26/06/2025	NODE 1 PTY LTD	NBN FIBRE CONNECTION FEE	-158.00
EFT33803	26/06/2025	MACS AUSTRALIA GROUP PTY LTD	HIRE OF TRANSPORTABLE BUILDING	-1,298.53
EFT33804	26/06/2025	MAIN ROADS WESTERN AUSTRALIA	REFUND	-57,640.00
EFT33805	26/06/2025	MARSDEN'S BECKENHAM TRANSPORT PTY LTD	TRANSPORT CHARGES	-2,695.00
EFT33806	26/06/2025	MARKS WATERTRUCK	WATER CART HIRE FOR FIRE AT MELALEUCA ROAD	-770.00
EFT33807	26/06/2025	MAURICE BATTILANA	CONSULTANCY SERVICES	-4,065.00
EFT33808	26/06/2025	MCLEODS BARRISTERS & SOLICITORS	LEGAL EXPENSES	-14,187.38
EFT33809	26/06/2025	METRO COUNT VEHICLE CLASSIFIER SYSTEMS	CONSUMABLES FOR TRAFFIC COUNTERS	-1,633.50
EFT33810	26/06/2025	MIDWEST FIRE PROTECTION & SAFETY SERVICES	ANNUAL FIRE ALARM SYSTEM CHECK AND MONTHLY SERVICE CHECK AT REC CENTRE	-660.00
EFT33811	26/06/2025	MILLS OAKLEY	LEGAL SUPPORT	-5,500.00
EFT33812	26/06/2025	MITCHELL & BROWN	EQUIPMENT FOR REC CENTRE GYM	-395.20
EFT33813	26/06/2025	MIDWEST SOLAR AND WATER	PLUMBING REPAIRS	-2,035.50
EFT33814	26/06/2025	JLT RISK SOLUTIONS PTY LTD	REGIONAL RISK COORDINATOR	-7,755.00
EFT33815	26/06/2025	NUTRIEN AG SOLUTIONS	CHEMICALS FOR WEED SPRAYING	-3,223.00
EFT33816	26/06/2025	OMNICOM MEDIA GROUP AUSTRALIA PTY LTD	ADVERTISING	-383.13
EFT33817	26/06/2025	ORBIT HEALTH & FITNESS SOLUTIONS PTY LTD	EQUIPMENT FOR REC CENTRE GYM	-438.45
EFT33818	26/06/2025	P SYMONS	REFUND	-600.00
EFT33819	26/06/2025	PIRTEK Geraldton	PARTS FOR SEMI TRAILER	-786.46
EFT33820	26/06/2025	PIXIES SCREEN PRINTS	UPDATE STICKERS ON SIGNAGE AT TRANSFER STATION	-192.00



# Shire of Irwin

*List of Accounts paid June 2025 for presentation to the  
Council Meeting 22 July 2025*

MUNICIPAL/(TRUST) PAYMENTS				
EFT/CHQ #	DATE	PAYEE	DESCRIPTION	PAYMENTS
EFT33821	26/06/2025	POLLINATORS INC	CASE SPONSORSHIP	-3,575.00
EFT33822	26/06/2025	RIP-IT SECURITY SHREDDING	SHREDDING SERVICES	-141.00
EFT33823	26/06/2025	CR SUMMERS	MEMBERS ATTENDANCE FEES APRIL TO JUNE 2025	-1,922.00
EFT33824	26/06/2025	DONGARA IGA	MONTHLY CONSUMABLES	-939.32
EFT33825	26/06/2025	SUPAGAS PTY LIMITED	REFILL BULK GAS CYLINDER AT REC CENTRE	-1,425.30
EFT33826	26/06/2025	DONGARA COMMUNITY RESOURCE CENTRE	SUNDRY DONATION	-550.00
EFT33827	26/06/2025	TEAM GLOBAL EXPRESS PTY LTD	FREIGHT CHARGES	-500.37
EFT33828	26/06/2025	T-QUIP	PARTS FOR SWEEPER	-716.40
EFT33829	26/06/2025	VANGUARD PRINT	HOLIDAY PLANNER STORAGE AND TRANSPORT FEES	-163.26
EFT33830	26/06/2025	VIRTUAL GRAFFITI AUSTRALIA PTY LTD	LICENSE RENEWAL	-3,162.00
EFT33831	26/06/2025	PUBLIC TRANSPORT AUTHORITY OF WA	BUS TICKET SALES	-929.58
EFT33832	26/06/2025	WELL DONE INTERNATIONAL	CALL CENTRE CHARGES	-489.06
EFT33833	26/06/2025	SYNERGY	ELECTRICITY CHARGES	-10,997.84
EFT33834	26/06/2025	WESTRAC EQUIPMENT	PARTS FOR CAT GRADER AND SUBSCRIPTION FOR POSITRACK MULCHER	-1,417.38
EFT33835	26/06/2025	ZETTAGRID PTY LTD	REMOTE IT BACKUP COSTS	-4,271.24
EFT33836	26/06/2025	WINC AUSTRALIA PTY LTD	PRINTER CHARGES - DEPOT	-330.83
32237	05/06/2025	COMMISSIONER OF STATE REVENUE	REFUND	-38.32
32238	05/06/2025	DEPARTMENT OF TRANSPORT	SHIRE OF IRWIN NUMBER PLATES	-200.00
32239	05/06/2025	SHIRE OF IRWIN	CONTAINER DEPOSIT SCHEME	-5,528.10
32240	05/06/2025	WATER CORPORATION	VARIOUS WATER CHARGES	-78,725.33
32241	17/06/2025	DEPARTMENT OF TRANSPORT	SHIRE OF IRWIN NUMBER PLATES	-200.00
32242	20/06/2025	DEPARTMENT OF TRANSPORT	SHIRE OF IRWIN NUMBER PLATES	-200.00
32243	24/06/2025	DEPARTMENT OF TRANSPORT	SHIRE OF IRWIN NUMBER PLATES	-200.00
32244	30/06/2025	SHIRE OF IRWIN	PETTY CASH RECONCILIATION INCLUDING GRATUITY, VEHICLE RENEWAL TO COMMON EXPIRY, STATIONERY AND CONSUMABLES FOR EVENTS	-435.30
DD23517.1	02/06/2025	TELSTRA AUSTRALIA	SATELLITE PHONE CHARGES	-110.00
DD23531.1	24/06/2025	TELSTRA AUSTRALIA	FREE WIFI DATA CHARGES	-90.00
DD23542.1	30/06/2025	TELSTRA AUSTRALIA	VARIOUS MOBILE & DATA CHARGES	-1,597.48
DD23521.1	10/06/2025	WA TREASURY CORPORATION	LOAN 93 - RECREATION CENTRE	-20,727.35
DD23538.1	27/06/2025	WA TREASURY CORPORATION	LOAN 103 - PLANT PURCHASES	-106,592.92
DD23547.1	30/06/2025	WA TREASURY CORPORATION	LOAN GUARANTEE FEES	-18,545.78
CR020625	02/06/2025	NAB BUSINESS VISA	NAB BUSINESS VISA TRANSACTIONS INCLUDING IT LICENCE/S, SUBSCRIPTION/S, EQUIPMENT, AND REC CENTRE EXPENSES	-8,088.92
CR300625	30/06/2025	NAB BUSINESS VISA	NAB BUSINESS VISA TRANSACTIONS INCLUDING IT LICENCE/S, SUBSCRIPTION/S, HIRE CAR RENTAL, ANNUAL SUBSCRIPTION RENEWALS AND REC CENTRE EXPENSES	-25,577.33
DD23523.1	16/06/2025	N-ABLE PTY LTD	N-ABLE MONTHLY IT CHARGES	-2,063.96
DD23519.1	04/06/2025	AUSTRALIAN PHONE COMPANY PTY LTD	VOIP PHONE CHARGES - MEDICAL CENTRE	-225.23
DD23525.1	16/06/2025	TELAIR PTY LTD	MOBILE & DATA CHARGES	-1,394.01
DD23527.1	16/06/2025	TELAIR PTY LTD	FIBRE - ETHERNET ACCESS	-1,054.90
DD23515.1	02/06/2025	VESTONE CAPITAL PTY LTD	GYM EQUIPMENT RENTAL	-10,554.20
DD23509.1	13/06/2025	AUSTRALIAN SUPER	SUPERANNUATION	-1,968.01
DD23509.2	13/06/2025	AWARE SUPER PTY LTD	SUPERANNUATION	-21,088.21
DD23509.3	13/06/2025	CBUS SUPER	SUPERANNUATION	-264.54
DD23509.4	13/06/2025	COLONIAL FIRST STATE FIRST CHOICE SUPER	SUPERANNUATION	-814.94
DD23509.5	13/06/2025	HOSTPLUS	SUPERANNUATION	-1,663.94
DD23509.6	13/06/2025	AMP CORPORATE SUPER - SIGNATURE SUPER	SUPERANNUATION	-863.43
				<b>-1,011,896.40</b>

**Sundry Creditors as at 30/06/2025 137,701.48**

*The Payments included in the above list of Accounts Paid, have been authorised by the Chief Executive Officer under delegation from Council.*

11 July 2025

DATE



**Shane Ivers**  
**Chief Executive Officer**

# Shire of Irwin

## Corporate Credit Card Expenditure - Payment Reference CR020625

### S.IVERS CREDIT CARD EXPENSES

Date	Payee	Description	Amount
02/05/2025	Harvey Norman	IT - Equipment	\$ 78.00
02/05/2025	Starlink Internet	IT - Equipment	\$ 599.00
05/05/2025	Google Cloud	IT - Subscription	\$ 3.47
05/05/2025	Ninjaone	IT - Subscription	\$ 1,359.60
05/05/2025	Keyko	IT - Subscription	\$ 103.49
06/05/2025	BigW	IT - Equipment	\$ 48.95
06/05/2025	Garmin	Subscription	\$ 50.00
07/05/2025	Starlink Internet	IT - Subscription	\$ 80.00
07/05/2025	JAMF Software	IT - Subscription	\$ 377.69
08/05/2025	Spotify	Rec Centre Gym Music	\$ 13.99
16/05/2025	Links Modular	Program - Rec Centre	\$ 283.01
19/05/2025	Apple	IT - Subscription	\$ 1.49
20/05/2025	Petro Fuels	Fuel	\$ 139.23
21/05/2025	IS Decisions	IT - Subscription	\$ 967.14
22/05/2025	Spotlight	Frames for Volunteer Event	\$ 193.80
23/05/2025	UBIQUITI	IT - Subscription	\$ 49.00
28/05/2025	NAB	Card Fee	\$ 9.00
			<b>4,356.86</b>

### P.MACHAKA CREDIT CARD EXPENSES

Date	Payee	Description	Amount
30/04/2025	Microsoft	Licence/s	\$ 143.75
05/05/2025	Microsoft	Licence/s	\$ 29.57
05/05/2025	SSL.Com	IT - Subscription	\$ 24.26
05/05/2025	Amazon Web Services	Web Hosting	\$ 710.97
05/05/2025	Auvik Networks	Network Management	\$ 540.75
08/05/2025	Microsoft	Licence/s	\$ 98.53
09/05/2025	AusRecord	Stationery	\$ 211.89
12/05/2025	Microsoft	Licence/s	\$ 33.00
12/05/2025	Microsoft	Licence/s	\$ 13.20
12/05/2025	Microsoft	Licence/s	\$ 271.59
12/05/2025	Microsoft	Licence/s	\$ 187.44
12/05/2025	Microsoft	Licence/s	\$ 174.39
13/05/2025	GO Fax Pty Ltd	E-Fax Service - Medical Centre	\$ 15.00
15/05/2025	Landgate	Documents	\$ 316.00
19/05/2025	Microsoft	Licence/s	\$ 196.81
22/05/2025	Truckline	Parts	\$ 102.39
28/05/2025	CodeTwo	IT - Subscription	\$ 128.07
28/05/2025	NAB	Card Fee	\$ 9.00
			<b>\$ 3,206.61</b>

### S.STUBBS CREDIT CARD EXPENSES

Date	Payee	Description	Amount
30/04/2025	SP Oz-Xbull	Equipment	\$ 262.80
30/04/2025	Otter Products	Equipment	\$ 143.91
05/05/2025	Fuel Distributors of Moora	Fuel	\$ 118.74
			<b>\$ 525.45</b>

**TOTAL PAYMENT TO CORPORATE CREDIT CARD ACCOUNT**

**\$ 8,088.92**

# Shire of Irwin

## Corporate Credit Card Expenditure - Payment Reference CR300625

### S.IVERS CREDIT CARD EXPENSES

Date	Payee	Description	Amount
03/06/2025	Google Cloud	IT - Subscription	\$ 40.29
05/06/2025	Garmin	Subscription	\$ 50.00
06/06/2025	Event Brite	State Budget Briefing Event Registration	\$ 45.00
06/06/2025	Event Brite	State Budget Briefing Event Registration	\$ 45.00
06/06/2025	Dongara Hotel Motel	Accommodation	\$ 160.00
09/06/2025	Spotify	Rec Centre Gym Music	\$ 13.99
09/06/2025	Starlink Internet	IT - Subscription	\$ 80.00
09/06/2025	JAMF Software	IT - Subscription	\$ 375.41
10/06/2025	Petro Fuels	Fuel	\$ 134.28
11/06/2025	CPP Convention Centre	Parking	\$ 26.25
12/06/2025	CPP Convention Centre	Parking	\$ 26.25
13/06/2025	WPSimplePay	IT - Subscription	\$ 634.71
16/06/2025	CPP Convention Centre	Parking	\$ 26.25
17/06/2025	SiteDocs	Annual Subscription	\$ 13,087.10
17/06/2025	Links Modular	Program - Rec Centre	\$ 283.01
18/06/2025	Apple	IT - Subscription	\$ 1.49
18/06/2025	FreeMius*Open User	IT - Subscription	\$ 63.73
19/06/2025	Geraldton Toyota	Vehicle Service	\$ 400.00
19/06/2025	Dongara Hotel Motel	Accommodation	\$ 180.00
20/06/2025	Terry Truck Rentals	Car Hire	\$ 4,311.47
23/06/2025	UBIQUITI	IT - Subscription	\$ 49.00
23/06/2025	Grammarly	IT - Subscription	\$ 47.96
23/06/2025	Grammarly	IT - Subscription	\$ 47.95
24/06/2025	Petro Fuels	Fuel	\$ 84.56
25/06/2025	Seek	Advertising	\$ 324.50
26/06/2025	CASA	Registration Fee - Drone	\$ 40.00
27/06/2025	NAB	Card Fee	\$ 9.00
			<b>20,587.20</b>

### P.MACHAKA CREDIT CARD EXPENSES

Date	Payee	Description	Amount
30/05/2025	Microsoft	Licence/s	\$ 143.75
02/06/2025	SSL.Com	IT - Subscription	\$ 24.10
03/06/2025	Amazon Web Services	Web Hosting	\$ 911.74
05/06/2025	Microsoft	Licence/s	\$ 29.57
05/06/2025	GO Fax Pty Ltd	E-Fax Service - Medical Centre	\$ 15.00
05/06/2025	Zoom	IT - Subscription	\$ 1,704.84
09/06/2025	Microsoft	Licence/s	\$ 98.53
11/06/2025	Microsoft	Licence/s	\$ 171.27
12/06/2025	Microsoft	Licence/s	\$ 33.00
12/06/2025	Microsoft	Licence/s	\$ 13.20
12/06/2025	Microsoft	Licence/s	\$ 271.59
13/06/2025	Statewide Bearings	Parts	\$ 16.50
16/06/2025	Nandos	Error	\$ 38.95
18/06/2025	Microsoft	Licence/s	\$ 196.81
19/06/2025	GoDaddy	Domain Renewal	\$ 23.95
20/06/2025	Moore Australia	Budget Template	\$ 1,210.00
23/06/2025	SSL.Com	IT - Subscription	\$ 78.33
27/06/2025	NAB	Card Fee	\$ 9.00
			<b>\$ 4,990.13</b>

**TOTAL PAYMENT TO CORPORATE CREDIT CARD ACCOUNT**

**\$ 25,577.33**



# Ordinary Council Meeting

22 July 2025

Item FIN 02-07/25  
Monthly Financial Statements  
May 2025



## **SHIRE OF IRWIN**

### **MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 31 May 2025**

**LOCAL GOVERNMENT ACT 1995**

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

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## SHIRE OF IRWIN

### KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 31 MAY 2025

## NATURE DESCRIPTIONS

### REVENUE

#### RATES

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

#### OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

#### NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

#### PROFIT ON ASSET DISPOSAL

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

#### FEES AND CHARGEES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

#### SERVICE CHARGES

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

#### INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

#### OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

### EXPENSES

#### EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

#### MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

#### UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

#### INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

#### LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets.

#### DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

#### INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

#### OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

SHIRE OF IRWIN  
STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MAY 2025

BY NATURE

	Adopted Annual Budget	Revised Annual Budget (d)	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var. ▲▼	Significant Var. S
	\$	\$	\$	\$	\$	%		
<b>Opening Funding Surplus (Deficit)</b>	(159,084)	(366,280)	(366,280)	<b>(366,280)</b>	0	0%		
<b>Revenue from operating activities</b>								
Rates	6,981,939	6,952,042	6,952,109	<b>6,929,536</b>	(22,573)	(0%)	▼	
Operating Grants, Subsidies and Contributions	689,110	580,224	392,679	398,258	5,579	1%	▲	
Fees and Charges	2,568,150	2,570,089	2,421,791	2,479,775	57,984	2%	▲	
Interest Earnings	232,050	237,948	218,830	231,513	12,683	6%	▲	
Other Revenue	267,000	278,083	238,618	274,292	35,674	15%	▲	
Profit on Disposal of Assets	137,263	155,127	96,427	110,999	14,573	15%	▲	
	<b>10,875,512</b>	<b>10,773,513</b>	<b>10,320,454</b>	<b>10,424,374</b>	103,920			
<b>Expenditure from operating activities</b>								
Employee Costs	(4,161,974)	(4,168,766)	(3,839,150)	(4,157,088)	(317,938)	(8%)	▼	
Materials and Contracts	(3,367,490)	(3,404,657)	(3,147,660)	(3,403,197)	(255,537)	(8%)	▼	
Utility Charges	(531,371)	(543,265)	(509,616)	(560,779)	(51,163)	(10%)	▼	
Depreciation on Non-Current Assets	(4,850,548)	(5,067,159)	(4,644,761)	(4,602,231)	42,530	1%	▲	
Interest Expenses	(298,120)	(264,370)	(244,182)	(191,901)	52,281	21%	▲	S
Insurance Expenses	(278,228)	(278,228)	(273,009)	(286,676)	(13,667)	(5%)	▼	
Other Expenditure	(188,728)	(171,013)	(142,776)	(148,246)	(5,470)	(4%)	▼	
Loss on Disposal of Assets	0	(14,289)	(14,288)	(19,316)	(5,028)	(35%)	▼	
Loss FV Valuation of Assets	0	0	0	<b>0</b>	0			
	<b>(13,676,459)</b>	<b>(13,911,747)</b>	<b>(12,815,442)</b>	<b>(13,369,434)</b>	(553,992)			
<b>Operating activities excluded from budget</b>								
Add back Depreciation	4,850,548	5,067,159	4,644,761	<b>4,602,231</b>	(42,530)	(1%)	▼	
Adjust (Profit)/Loss on Asset Disposal	(137,263)	(140,838)	(82,139)	<b>(91,683)</b>	(9,545)	(12%)	▼	
Movement in Leave Reserve (Added Back)	7,284	7,284	6,677	<b>7,496</b>	819	12%	▲	
<b>Amount attributable to operating activities</b>	<b>1,919,622</b>	<b>1,795,371</b>	<b>2,074,311</b>	<b>1,572,983</b>				
<b>Investing activities</b>								
Non-Operating Grants, Subsidies and Contributions	5,615,137	6,333,305	629,463	<b>856,848</b>	227,385	36%	▲	S
Proceeds from Disposal of Assets	176,263	179,127	113,027	<b>124,272</b>	11,245	10%	▲	
Land and Buildings	(415,000)	(392,480)	(68,505)	<b>(60,603)</b>	7,902	12%	▲	
Plant and Equipment	(372,199)	(401,204)	(391,615)	<b>(393,225)</b>	(1,610)	(0%)	▼	
Furniture and Equipment	(29,650)	(25,444)	(26,450)	<b>(25,444)</b>	1,006	4%	▲	
Infrastructure Assets - Roads	(2,210,092)	(2,046,732)	(1,556,836)	<b>(1,655,576)</b>	(98,740)	(6%)	▼	
Infrastructure Assets - Other	(5,434,500)	(6,413,068)	(374,050)	<b>(294,542)</b>	79,508	21%	▲	S
<b>Amount attributable to investing activities</b>	<b>(2,670,041)</b>	<b>(2,766,496)</b>	<b>(1,674,966)</b>	<b>(1,448,268)</b>				
<b>Financing Activities</b>								
Proceeds from New Debentures	1,500,000	1,500,000	0	<b>0</b>	0			
Repayment of Debentures	(899,910)	(839,697)	(798,261)	<b>(738,170)</b>	60,091	8%	▲	
Repayment of Lease Financing	(34,370)	(34,370)	(31,493)	<b>(31,446)</b>	47	0%	▲	
Self-Supporting Loan Principal	58,625	58,625	34,698	<b>44,167</b>	9,469	(27%)	▲	
Transfer from Restricted Cash - Other	20,000	20,000	0	<b>0</b>	0			
Transfer from Reserves	325,000	352,317	0	<b>0</b>	0			
Transfer to Reserves	(55,086)	(55,086)	(50,468)	<b>(55,691)</b>	(5,223)	(10%)	▲	S
<b>Amount attributable to financing activities</b>	<b>914,259</b>	<b>1,001,790</b>	<b>(845,524)</b>	<b>(781,140)</b>				
<b>Closing Funding Surplus (Deficit)</b>	<b>4,756</b>	<b>(335,616)</b>	<b>(812,460)</b>	<b>(1,022,706)</b>				

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

Refer to Note 15 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2024/25 year is \$10,000 and 10%.

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

**SHIRE OF IRWIN**  
**STATEMENT OF FINANCIAL POSITION**  
**FOR THE PERIOD ENDED 31 May 2025**

	<b>30-Jun-24</b>	<b>31-May-25</b>
	<b>\$</b>	<b>\$</b>
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	2,541,970	2,418,536
Trade and other receivables	940,804	300,023
Other financial assets	44,571	404
Inventories	35,881	35,881
<b>TOTAL CURRENT ASSETS</b>	<b>3,567,742</b>	<b>2,961,719</b>
<b>NON-CURRENT ASSETS</b>		
Trade and other receivables	50,992	50,992
Other financial assets	342,432	342,432
Property, plant and equipment	41,769,414	40,967,278
Infrastructure	64,120,607	62,814,276
Right-of-use assets	179,698	143,926
<b>TOTAL NON-CURRENT ASSETS</b>	<b>106,463,143</b>	<b>104,318,904</b>
<b>TOTAL ASSETS</b>	<b>110,030,885</b>	<b>107,280,623</b>
<b>CURRENT LIABILITIES</b>		
Trade and other payables	857,014	571,296
Other liabilities	778,116	1,075,818
Lease liabilities	34,370	2,924
Borrowings	828,529	90,359
Employee related provisions	793,228	793,228
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,291,257</b>	<b>2,533,625</b>
<b>NON-CURRENT LIABILITIES</b>		
Lease liabilities	70,350	70,350
Borrowings	5,074,737	5,074,737
Employee related provisions	52,258	52,258
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>5,197,345</b>	<b>5,197,345</b>
<b>TOTAL LIABILITIES</b>	<b>8,488,602</b>	<b>7,730,970</b>
<b>NET ASSETS</b>	<b>101,542,283</b>	<b>99,549,653</b>
<b>EQUITY</b>		
Retained surplus	36,701,393	34,557,490
Reserve accounts	1,295,984	1,351,676
Revaluation surplus	63,640,487	63,640,487
<b>TOTAL EQUITY</b>	<b>101,637,864</b>	<b>99,549,653</b>

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



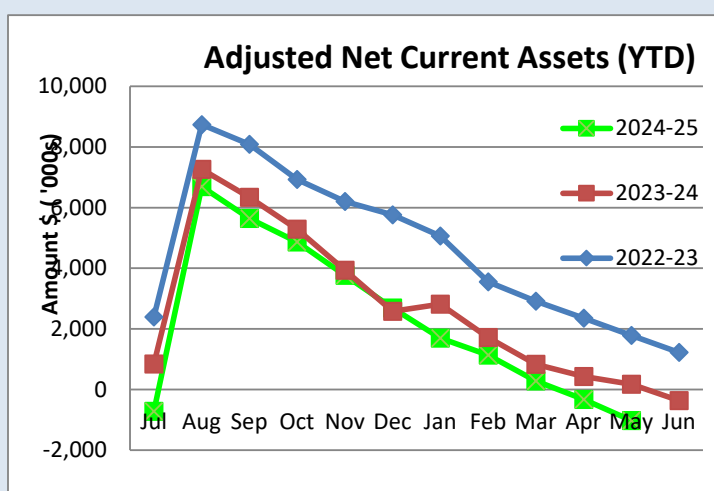
## ADJUSTED NET CURRENT ASSETS

Adjusted Net Current Assets	Last Years Closing 30/06/2024	This Time Last Year 31/05/2024	Year to Date Actual 31/05/2025
	\$	\$	\$
<b>Current Assets</b>			
Cash Unrestricted	625,990	719,287	527,320
Cash Restricted - Reserves	1,295,984	1,318,702	1,351,676
Cash Restricted - General	373,935	373,935	373,935
Cash Restricted - Bonds & Deposits	246,060	331,314	244,851
Receivables - Rates	680,265	853,319	293,212
Receivables - Other	344,016	328,040	214,090
Inventories	35,881	32,618	35,881
	3,602,131	3,957,215	3,040,965 (9,196,116)
<b>Less: Current Liabilities</b>			
Payables	(610,954)	(540,933)	(405,691)
Contract Liabilities	(746,785)	(1,132,449)	(1,044,487)
Financial Liabilities	(31,331)	(31,331)	(31,331)
Bonds & Deposits	(246,060)	(331,314)	(244,851)
Loan and Lease Liability	(862,899)	(87,108)	(93,283)
Provisions	(793,228)	(602,946)	(793,228)
	(3,291,257)	(2,726,081)	(2,612,871)
Less: Cash Reserves	(1,295,984)	(1,318,702)	(1,351,676)
Add Back: Component of Leave Liability not Required to be funded	174,437	174,370	181,933
Add Back: Loan and Lease Liability	862,899	87,108	93,283
Less : Loan Receivable - clubs/institutions	(44,571)	0	(404)
Less : Restricted Cash General	(373,935)	0	(373,935)
<b>Net Current Funding Position</b>	<b>(366,280)</b>	<b>173,911</b>	<b>(1,022,705)</b>

## SIGNIFICANT ACCOUNTING POLICIES

Please see Note 1(a) for information on significant accounting policies relating to Net Current Assets.

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.



This Year YTD

Surplus(Deficit)

**\$1.02 M**

Last Year YTD

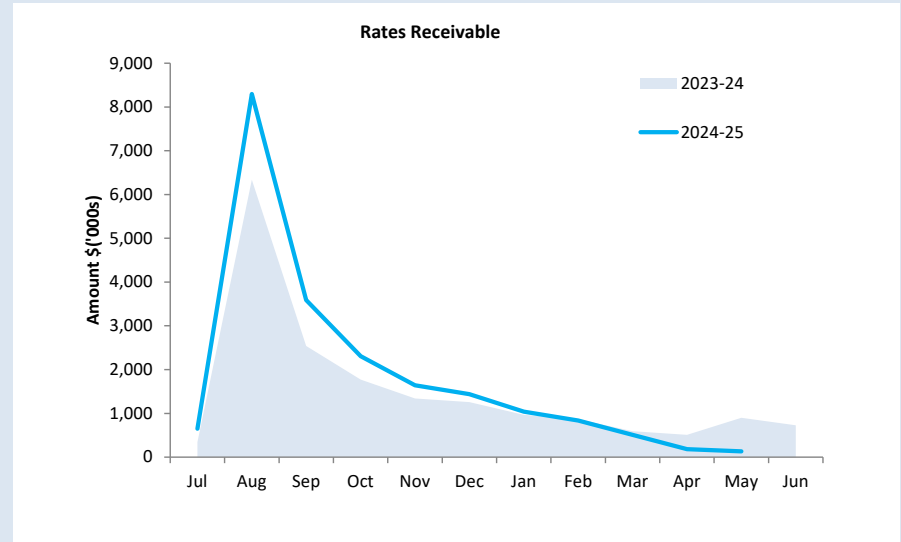
Surplus(Deficit)

**\$.17 M**

Receivables - Rates & Rubbish	30 June 2024	31 May 25
	\$	\$
Opening Arrears Previous Years	373,069	726,082
Levied this year	7,200,649	7,939,231
Less Collections to date	(6,847,637)	(8,533,158)
Equals Current Outstanding	726,082	132,155
<b>Net Rates Collectable</b>	<b>726,082</b>	<b>132,155</b>
% Collected	90.41%	98.47%

KEY INFORMATION

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

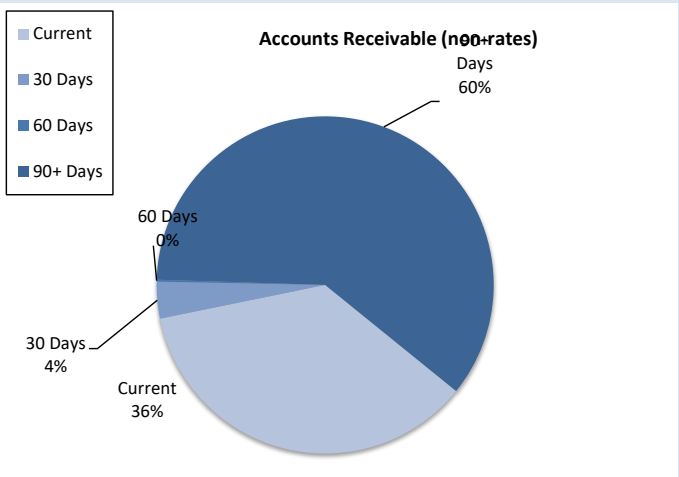


Collected	Rates Due
98%	\$132,155

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	35,689	3,487	185	59,881	99,243
Percentage	36%	4%	0%	60%	
<b>Balance per Trial Balance</b>					
Sundry Debtors					99,243
Receivables - Other					114,847
<b>Total Receivables General Outstanding</b>					<b>214,090</b>
Amounts shown above include GST (where applicable)					

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

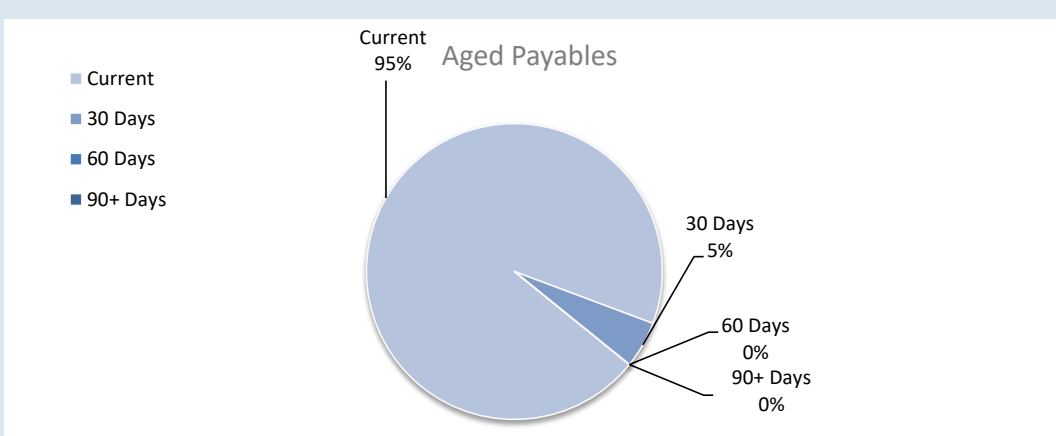


<b>Debtors Due</b>
<b>\$214,090</b>
<b>Over 30 Days</b>
<b>64%</b>
<b>Over 90 Days</b>
<b>60%</b>

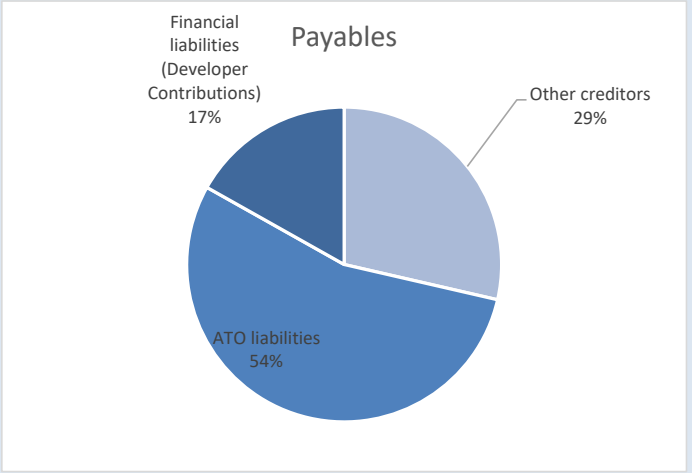
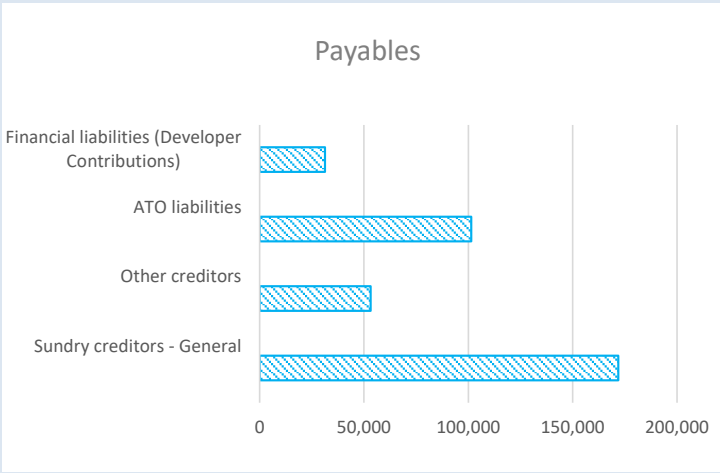
Payables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Payables (Sundry Creditors) - General	163,405	8,831	0	0	172,236
Percentage	94.9%	5.1%	0%	0%	
<b>Balance per Trial Balance</b>					
Sundry creditors - General					171,863
Other creditors					53,168
ATO liabilities					101,414
Financial liabilities (Developer Contributions)					31,331
<b>Total Payables General Outstanding</b>					<b>357,776</b>
<b>Amounts shown above include GST (where applicable)</b>					

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.



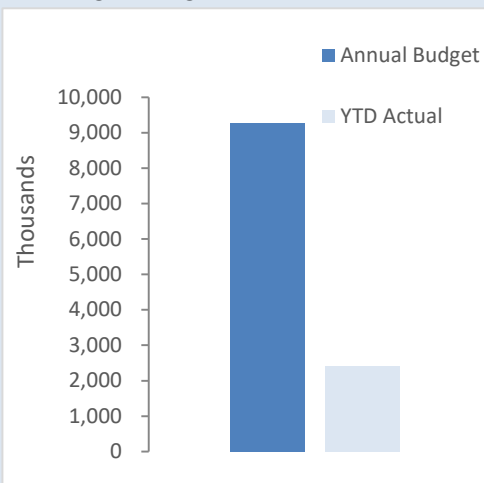
<b>Creditors Due</b>
<b>\$357,776</b>
<b>Over 30 Days</b>
<b>5%</b>
<b>Over 90 Days</b>
<b>0%</b>



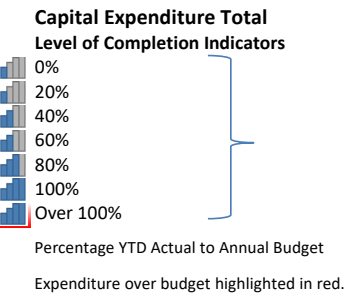
Capital Acquisitions	Adopted Annual Budget	Amended		YTD Actual Total	YTD Budget Variance
		YTD Budget	Annual Budget		
	\$	\$	\$	\$	\$
Land Held for Resale	0	0	0	0	0
Land and Buildings	415,000	68,505	392,480	60,603	(7,902)
Plant and Equipment	372,199	391,615	401,204	393,225	1,610
Furniture and Equipment	29,650	26,450	25,444	25,444	(1,006)
Infrastructure Assets - Roads	2,210,092	1,556,836	2,046,732	1,655,576	98,740
Infrastructure Assets - Drainage	0	0	0	0	0
Infrastructure Assets - Footpaths	0	0	0	0	0
Infrastructure Assets - Public Facilities	0	0	0	0	0
Infrastructure Assets - Other	5,434,500	374,050	6,413,068	294,542	(79,508)
<b>Capital Expenditure Totals</b>	<b>8,461,441</b>	<b>2,417,456</b>	<b>9,278,928</b>	<b>2,429,388</b>	<b>11,932</b>
<b>Capital acquisitions funded by:</b>					
	\$	\$	\$	\$	\$
Capital Grants and Contributions	5,615,137	629,463	6,333,305	856,848	227,385
Borrowings	1,500,000	0	1,500,000	0	0
Other (Disposals & C/Fwd)	176,263	113,027	179,127	124,272	11,245
Council contribution - Cash Backed Reserves					
Various Reserves		0	350,000	0	0
Council contribution - operations		1,674,966	916,496	1,448,268	(226,699)
<b>Capital Funding Total</b>		<b>2,417,456</b>	<b>9,278,928</b>	<b>2,429,388</b>	<b>11,932</b>




































**SIGNIFICANT ACCOUNTING POLICIES**

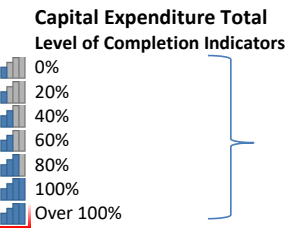
All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

**KEY INFORMATION**

Acquisitions	Annual Budget	YTD Actual	% Spent
	<b>\$9.28 M</b>	<b>\$2.43 M</b>	<b>26%</b>
Capital Grant	Annual Budget	YTD Actual	% Received
	<b>\$6.33 M</b>	<b>\$0.86 M</b>	<b>14%</b>



% of Completion		Level of completion indicator, please see table at the top of this note for further detail.				Adopted		Amended			
		Assets	Account Number	Balance Sheet Category	Job Number	Annual Budget	Annual Budget	YTD Budget	Total YTD	Variance (Under)/Over	
						\$	\$	\$	\$	\$	
		Buildings									
		Housing									
1.00		BUILDING - THE VILLAGE - RENEWAL	2584	1311	CJ02	(6,500)	(6,980)	(6,391)	(6,980)	(589)	
0.90		MORETON TERRACE DEVELOPMENT	2585	1311	CJ169	(25,000)	(25,000)	(4,164)	(22,500)	(18,336)	
		Total - Housing				(31,500)	(31,980)	(10,555)	(29,480)	(18,925)	
		Community Amenities									
0.74		TRANSFER STATION GATEHOUSE	1944	1311	CJ137	(17,500)	(17,500)	(7,290)	(13,029)	(5,739)	
		Total - Community Amenities				(17,500)	(17,500)	(7,290)	(13,029)	(5,739)	
		Recreation And Culture									
0.06		DONGARA PUBLIC TOWN HALL	2404	1311	CJ130	(256,000)	(256,000)	(21,337)	(16,524)	4,814	
0.00		IRWIN REC CENTRE ROOF UPGRADE - PARTIALLY GRANT FUNDED	2834	1311	CJ121	(85,000)	(85,000)	0	0	0	
0.79		DENISON HOUSE - CAPITAL RENEWAL WORKS	3344	1311	C910	(25,000)	(2,000)	(1,826)	(1,570)	256	
		Total - Recreation And Culture				(366,000)	(343,000)	(23,163)	(18,094)	5,070	
0.15		Total - Buildings				(415,000)	(392,480)	(41,008)	(60,603)	(19,595)	
		Plant & Equipment									
		Fire Prevention									
1.00		STATIC VARIABLE MESSAGE BOARD UPGRADES	0784	1312	CJ157	(5,613)	(9,292)	(9,292)	(9,292)	(0)	
1.00		CESM STORAGE	0784	1312	CJ160	(8,000)	(8,000)	(8,000)	(8,000)	0	
1.00		MOBILE EMERGENCY GENERATOR	0784	1312	V854	(1,980)	(1,980)	(1,815)	(1,980)	(165)	
0.69		FIREBREAK MANAGEMENT SYSTEM	0784	1312	CJ159	(21,000)	(21,000)	(14,500)	(14,500)	0	
		Total - Fire Prevention				(36,593)	(19,272)	(33,607)	(33,772)	(165)	
		Health									
1.00		DOCTORS VEHICLES	4975	1312	V950	(97,086)	(28,655)	(28,655)	(28,655)	0	
		Total - Health				(97,086)	(28,655)	(28,655)	(28,655)	0	
		Transport									
0.00		NEW ISUZU FTS 139-260	3534	1312	V884	(126,890)	(126,685)	(126,685)	(126,685)	0	
1.00		UTE SUP ROADS	3534	1312	V870	0	0	0	0	0	
1.00		GRADER - FINAL TRIM GPS	3534	1312	V901	(76,630)	(78,060)	(78,060)	(78,060)	0	
		Total - Transport				(203,520)	(126,685)	(204,745)	(204,745)	0	
		Other Property & Services									
1.00		CEO VEHICLE - REG 510IR	0554	1312	V510	0	(92,532)	(92,532)	(92,532)	0	
0.96		MECHANIC EQUIPMENT	4734	1312	CJ170	(35,000)	(35,000)	(46,656)	(33,521)	13,135	
		Total - Other Property & Services				(35,000)	(127,532)	(139,188)	(126,053)	13,135	
1.30		Total - Plant & Equipment				(372,199)	(302,144)	(406,195)	(393,225)	12,970	
		Furniture & Equipment									
		Recreation & Culture									
1.00		REC CENTRE GYM MASTER	2824	1314	CJ144	(12,050)	0	0	0	0	
		Total - Recreation & Culture				(12,050)	0	0	0	0	
		Other Property & Services									
1.00		OFFICE / CHAMBERS FURNITURE & EQUIPMENT	0264	1314	CJ96	(17,600)	(25,444)	(25,444)	(25,444)	0	
		Total - Other Property & Services				(17,600)	(25,444)	(25,444)	(25,444)	0	
1.00		Total - Furniture & Equipment				(29,650)	(25,444)	(25,444)	(25,444)	0	
		Roads									
		Transport									
1.00		RURAL ROAD SHOULDER RECONSTRUCTION	6614	1317	CJ110	0	(9,843)	(8,998)	(9,842)	(844)	
1.18		RRG GRANT - MT ADAMS ROAD - SLK 0.0 - SLK 12.0KM	6644	1317	CJ131	(663,612)	(633,439)	(580,635)	(748,861)	(168,226)	
1.00		MOUNT HORNER WEST ROAD -SLK 0.00 - 0.000 8KM	6644	1317	CJ132	0	0	0	(3,768)	(3,768)	
1.01		PIGGERY LANE -SLK 0.00 - 0.000 4KM	6644	1317	CJ135	(131,397)	(96,919)	(88,825)	(98,203.21)	(9,378)	
0.25		VEGETATION PROGRAM	6644	1317	CJ136	(187,058)	(187,058)	(171,457)	(46,666.90)	124,790	
0.23		ALLANOOKA SLK 0 - 8K	6614	1317	CJ166	(22,561)	(88,658)	(81,257)	(20,708)	60,549	
0.99		RRG GRANT - POINT LEANDER ASPHALT & INFRASTRUCTURE -SLK 3	6674	1317	CJ138	(326,423)	(564,000)	(498,000)	(560,355)	(62,355)	
0.27		RRG GRANT - POINT LEANDER ASPHALT & INFRASTRUCTURE -SLK 1	6674	1317	CJ139	(107,008)	(107,008)	(30,000)	(29,082)	918	
1.00		RRG GRANT - POINT LEANDER ASPHALT & INFRASTRUCTURE -SLK 0	6674	1317	CJ140	(438,924)	0	0	(424)	(424)	
0.35		R2R - WATER SUPPLY ROAD -SLK 5 - 11KM	6754	1317	CJ162	(333,109)	(333,109)	(72,043)	(114,974.18)	(42,931)	
0.81		GRANNY'S BEACH ROUNDABOUT	6754	1317	CJ167	0	(26,698)	(25,621)	(21,698)	3,923	
		Total - Transport				(2,210,092)	(2,046,732)	(1,556,836)	(1,654,582)	(97,746)	
0.81		Total - Roads				(2,210,092)	(2,046,732)	(1,556,836)	(1,654,582)	(97,746)	
		Infrastructure - Other									
		Law, Order & Public Safety									
1.00		WATER TANK, PUMP & BORE @ MT ADAMS	9733	1318	CJ127	0	0	0	(2,230)	(2,230)	



Percentage YTD Actual to Annual Budget  
Expenditure over budget highlighted in red.

% of  
Completion

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

				Adopted	Amended		Total YTD	Variance (Under)/Over
Assets	Account Number	Balance Sheet Category	Job Number	Annual Budget	Annual Budget	YTD Budget		
				\$	\$	\$	\$	\$
Total - Law, Order & Public Safety				0	0	0	(2,230)	(2,230)
Housing								
1.00	THE VILLAGE - SOAKWELLS & DOWNPIPES	2585	1318	CJ46	(10,000)	0	0	0
1.39	TWO HENRY ROAD - LANDSCAPING	2585	1318	CJ113	(18,000)	(10,000)	(9,163)	(4,750)
Total - Housing				(28,000)	(10,000)	(9,163)	(13,913)	(4,750)
Community Amenities								
0.99	TRANSFER STATION CONCRETE BUND FOR OIL TANKS	1964	1318	CJ118	(20,000)	(20,000)	(20,000)	125
Total - Community Amenities				(20,000)	(20,000)	(20,000)	(19,875)	125
Recreation And Culture								
0.92	SURF BEACH STABILISATION	8054	1318	CJ87	(6,500)	(7,410)	(6,787)	(32)
0.00	BOAT RAMP DESIGN	8054	1318	CJ120	0	(715,000)	0	0
1.00	PLAYGROUNDS REPLACEMENT	8064	1318	CJ148	0	(40,110)	(40,110)	0
0.00	FORESHORE - PRECINCT	2864	1318	CJ153	(5,000,000)	(5,200,000)	0	0
Total - Recreation And Culture				(5,006,500)	(5,962,520)	(46,897)	(46,929)	(32)
Transport								
1.00	SIGNAGE RENEWAL - TOWN & RURAL	6794	1318	CJ111	0	0	0	(407)
0.83	TECHNICAL STUDIES - INFRASTRUCTURE RENEWAL	6794	1318	CJ112	(30,000)	(42,360)	(19,000)	(16,113)
0.19	MILO CROSSING UPGRADE	6794	1318	CJ124	(350,000)	(350,000)	(252,076)	186,826
1.00	MILO CROSSING UPGRADE	6794	1318	CJ124C	0	0	0	(82,637)
Total - Transport				(380,000)	(392,360)	(271,076)	(183,407)	170,306
Economic Services								
1.00	KAILIS DRIVE ENTRY STATEMENT	3914	1318	CJ36	0	(12,988)	(12,988)	(0)
Total - Economic Services				0	(12,988)	(12,988)	(12,988)	(0)
0.04	Total - Infrastructure - Other				(5,434,500)	(6,397,868)	(360,124)	163,419
0.26	Grand Total				(8,461,441)	(9,164,668)	(2,389,607)	59,050

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

The material variance adopted by Council for the 2024/25 year is \$10,000 and 10%.

	Var. \$	Var. %	Var. ▲▼	Significant Var. \$	Timing/ Permanent	Explanation of Variance
<b>Revenue from operating activities</b>						
Other Revenue	35,674	15%	▲	\$	Timing	Reimbursement income and Building Levies received account for majority of the variance within Other Revenue.
Profit on Disposal of Assets	14,573	15%	▲	\$	Timing	A timing difference is reflected within Profit on Disposal of Assets.
<b>Expenditure from operating activities</b>						
Utility Charges	(51,163)	10%	▼	\$	Timing	The overspend within utilities is mostly due to high water use within the foreshore area. There were two major burst pipes during the summer and also high use of water at the Caravan refill point and ablutions.
Interest Expenses	52,281	21%	▲	\$	Timing	This is a timing variance which is expected to align to budget as the year progresses.
<b>Investing Activities</b>						
Non-operating Grants, Subsidies and Contributions	227,385	36%	▲	\$	Timing	A timing variance of \$227.3k is reflected within Non-operating Grants Subsidies and Contributions
Proceeds from Disposal of Assets	11,245	10%	▲		Timing	The Shire received higher proceeds from disposal of assets resulting in a favourable result of \$11.4k.
Infrastructure Assets - Other	79,508	21%	▲	\$	Timing	Works have not progressed as expected, resulting in a ytd underspend of \$79.5k within Infrastructure Asset Other. Works will be carried forward into 2025/26 financial year.



# Ordinary Council Meeting

22 July 2025

Item DEV 01-07/25

Attachment 1

June 2025 – Development Delegated  
and Authorised Authority Report



## June 2025 Development Delegated and Authorised Authority Report (Records of exercise of delegated and authorised powers or duties)

Function	Officer	Date of decision	Decision	Description	Address
<b>Building Permit / Certificate</b>	Manager Development	13 June 2025	Granted	Dwelling	Lot 614 (No. 21) Poole View, Dongara
		13 June 2025	Granted	Carport	Lot 23 (No. 26924) Midlands Road, Irwin
		13 June 2025	Granted	Shed	Lot 80 (No. 5) Waldeck Street, Dongara
		13 June 2025	Granted	Patio	Lot 598 (No. 3) Grey Close, Dongara
		23 June 2025	Granted	Dwelling	Lot 575 (No. 103) North Shore Drive, Dongara
		26 June 2025	Granted	Shed	Lot 488 (No. 16) Plester Street, Port Denison
		30 June 2025	Granted	Shed	Lot 250 (No. 13) Tyford Road, Dongara
		30 June 2025	Granted	Patio	Unit 34, Lot 915 (No. 225) Ocean Drive, Port Denison
		30 June 2025	Granted	Patio	Lot 601 (No. 5) McCarley Walk, Port Denison
<b>Single House Application</b>	Manager Development	3 June 2025	Granted	Outbuilding	Lot 250 (No. 13) Tyford Road, Dongara
		10 June 2025	Granted	Single House, Outbuilding & Relocated Building Envelope	Lot 120 Springfield Drive, Springfield
		17 June 2025	Granted	Patio	Lot 77 (No. 14) Sheoak Road, Springfield
		20 June 2025	Granted	Single House, Outbuilding & Water Tanks	Lot 75 (No. 36) Carnarvon Street, Port Denison
		30 June 2025	Granted	Garage	Lot 205 (No. 74) Hidden Valley Close, Dongara
<b>Development Approval</b>	Manager Development	6 June 2025	Granted	Caretaker's Dwelling	Lot 403 (No. 10) Carter Road, Dongara
		26 June 2025	Granted	Holiday Accommodation	Lot 310 (No. 10) Whelan Street, Port Denison
		26 June 2025	Granted	Holiday Accommodation	Lot 768 (No. 9) Abbot Terrace, Port Denison
		30 June 2025	Granted	Industry – Extractive	Lot 14 (No. 185) Ellery Road, Yardarino



# Ordinary Council Meeting

22 July 2025

Item DEV 02-07/25  
Attachment 1  
Amendment 22 Report



**SHIRE OF IRWIN**

**Local Planning Scheme No. 5**

**Amendment No. 22**

Rezoning lot 9000 Hidden Valley Close & Brennand Road, Dongara  
from 'Residential R12.5' to 'Rural Residential'

January 2025

***Planning and Development Act 2005***

**RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME**

**Shire of Irwin  
Local Planning Scheme No. 5**

**Amendment No. 22**

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 Lot 9000 Hidden Vally Close & Brennand Road, Dongara from 'Residential R12.5' to 'Rural Residential'.
2. Modifying the Scheme Map accordingly.

The Amendment is **standard** under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

1. The amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone.
2. The amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission.
3. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
4. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
(Chief Executive Officer)

# **SCHEME AMENDMENT REPORT**

## **1.0 INTRODUCTION**

## **2.0 BACKGROUND**

- 2.1 Location
- 2.2 Legal Description, Site Area & Ownership
- 2.3 Current & Surrounding Land uses
- 2.4 Physical Characteristics

- 2.4.1 Topography
- 2.4.2 Vegetation
- 2.4.3 Landform and Soils
- 2.4.4 Bushfire

- 2.5 Infrastructure

## **3.0 PLANNING CONTEXT**

- 3.1 State & Regional Planning Context
  - 3.1.1 WAPC Guilderton to Kalbarri Sub-Regional Strategy (2019)
  - 3.1.2 Government Sewerage Policy
  - 3.1.3 State Planning Policy 3.7 – Planning in Bushfire Prone Areas
- 3.2 Shire of Irwin Local Planning Scheme No. 5
- 3.3 Shire of Irwin Local Planning Strategy

## **4.0 PROPOSAL**

- 4.1 Proposal Description
- 4.2 Planning Consideration & Justification

## **5.0 CONCLUSION**

## **APPENDICES**

**Appendix 1** WAPC Subdivision Approval (WAPC Ref. 160130)

**Appendix 2** Site Contour Cross-sections

# **SCHEME AMENDMENT REPORT**

## **1.0 INTRODUCTION**

Coastal Developments (WA) Pty Ltd is seeking to rezone Lot 9000 Hidden Valley Road and Brennand Road, Dongara ('site') from 'Residential R12.5' to 'Rural Residential' in the Shire of Irwin Local Planning Scheme No. 5 ('LPS5').

The site is vacant, characterised by very undulating topography, disturbed vegetation and cleared areas. The site abuts large areas of reserve and conservation land to the north and west, larger rural residential lots to the east and is remote from sewer servicing infrastructure. As such, it is unsuited for residential development at a density of 'R12.5'.

The proposed rural residential zoning will facilitate a future subdivision layout that responds to the topography of the land and the existing site constraints, and which will meet the current and forecast demand for larger rural residential sized lots in proximity to Dongara.

A rural residential zoning is consistent with, and will provide a compatible land use interface with, the adjoining rural residential development to the east and will retain the rural landscape character of the locality. The proposal will also maintain an undeveloped residential zoned lot in the same landownership immediately to the south, which will provide for an interface and transition between the proposed Rural Residential land and existing residential land further south of the site.

## 2.0 BACKGROUND

### 2.1 Location

The site is located 2km north of the Dongara town centre between the Indian Ocean and Brand Highway, approximately 70 kilometres to the south of Geraldton and approximately 350 kilometres north of the Perth Central Business District. A Location Plan is included as **Figure 1**.



Figure 1: Location Plan

Access to the site is via Brennand Road to the south-east of the site and Hidden Valley Close at the north-eastern corner of the site.

### 2.2 Legal Description, Site Area & Ownership

The legal description for the site is as follows:

Lot No.	Certificate of Title	Deposited Plan	Area (ha)
9000	Vol. 4040 / Folio 4	425414	41.05

The 41.05ha site is generally rectangular and is approximately 400m in width and 1,100m in length.

The site is owned by Coastal Developments (WA) Pty Ltd.

## 2.3 Current & Surrounding Land uses

The site is zoned Residential R12.5 under the provisions of the Local Planning Scheme No. 5 as depicted in the existing zoning plan included as **Figure 2**.

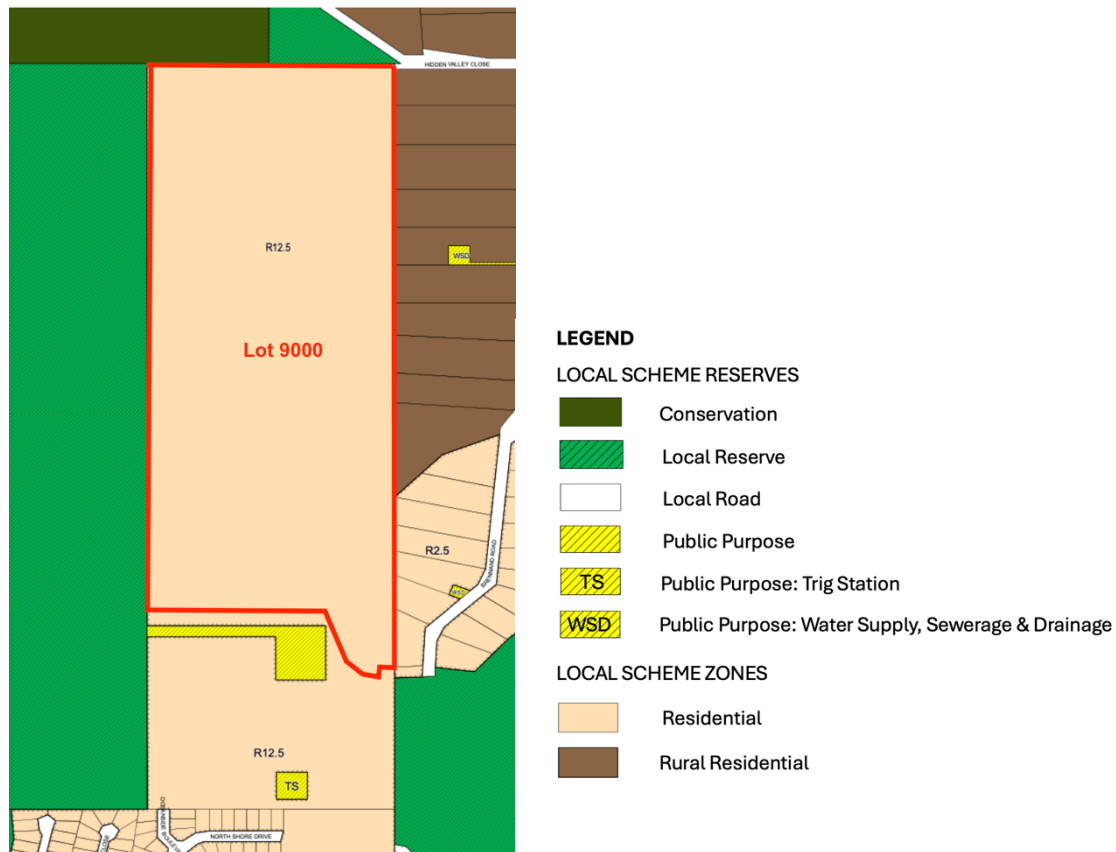


Figure 2: Existing zoning map (extract from LPS5)

In terms of surrounding LPS5 zoning, the land to the north and west is reserved for conservation (Dongara Nature Reserve) and as a Crown land reserve respectively. The land immediately to the south is zoned Residential R12.5 but has not yet been subdivided which will ultimately provide a transition from the existing North Shore residential estate further south. The eastern boundary is bounded by lots zoned Residential R2.5 and 'Rural Residential', including the Racecourse Estate precinct, containing residential dwellings on large land holdings.

An Aerial Plan of the site is included as **Figure 3**.

The WAPC approved a subdivision application for the site into c. 4,000sqm lots in July 2021 (WAPC ref. 160130, refer **Appendix 1**), however, the approved plan of subdivision does not adequately respond to the site's opportunities and constraints, particularly the site's steep gradient and prohibitive cost to connect to sewer infrastructure. The proposed rezoning to 'Rural Residential' zone seeks to facilitate an improved site response as detailed below.



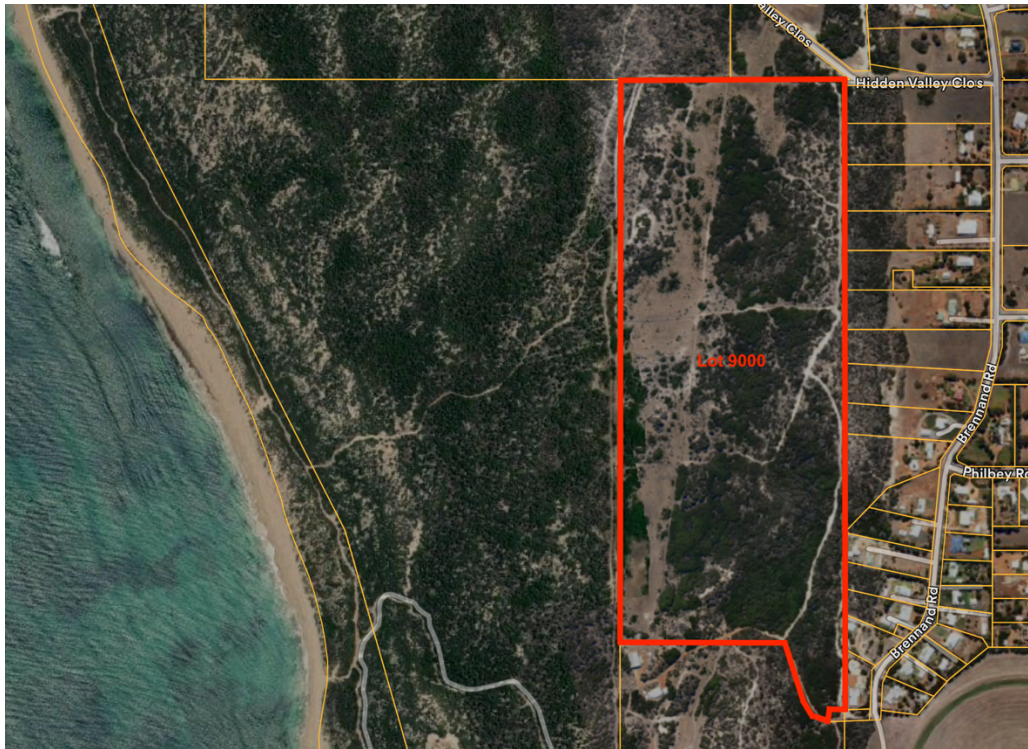


Figure 3: Aerial Plan

## 2.4 Physical Characteristics

The site's physical attributes are discussed below.

### 2.4.1 Topography

The site features very significant variations in topography throughout, with an elevated ridge running through the southern portion of the eastern boundary as well as a small ridge situated towards the south-western boundary. Contour levels range from RL38m along the ridgeline to RL6m at the north of the site, representing a vertical difference of over 32m between the highest and lowest portions of the site.

A contour survey of the site is included as **Figure 4** and cross-sections through the site are provided as **Appendix 2**. These depict the extent of the variation in topography and demonstrate the extensive clearing, cut and fill and retaining that would be required to the existing dunal system to accommodate the existing approved (or a smaller lot) subdivision. The proposed amendment to 'Rural-Residential' zone will support larger lot sizes, which will in turn facilitate a more appropriate response to the natural topography and reduce the extent of the modification required to the dunal system.

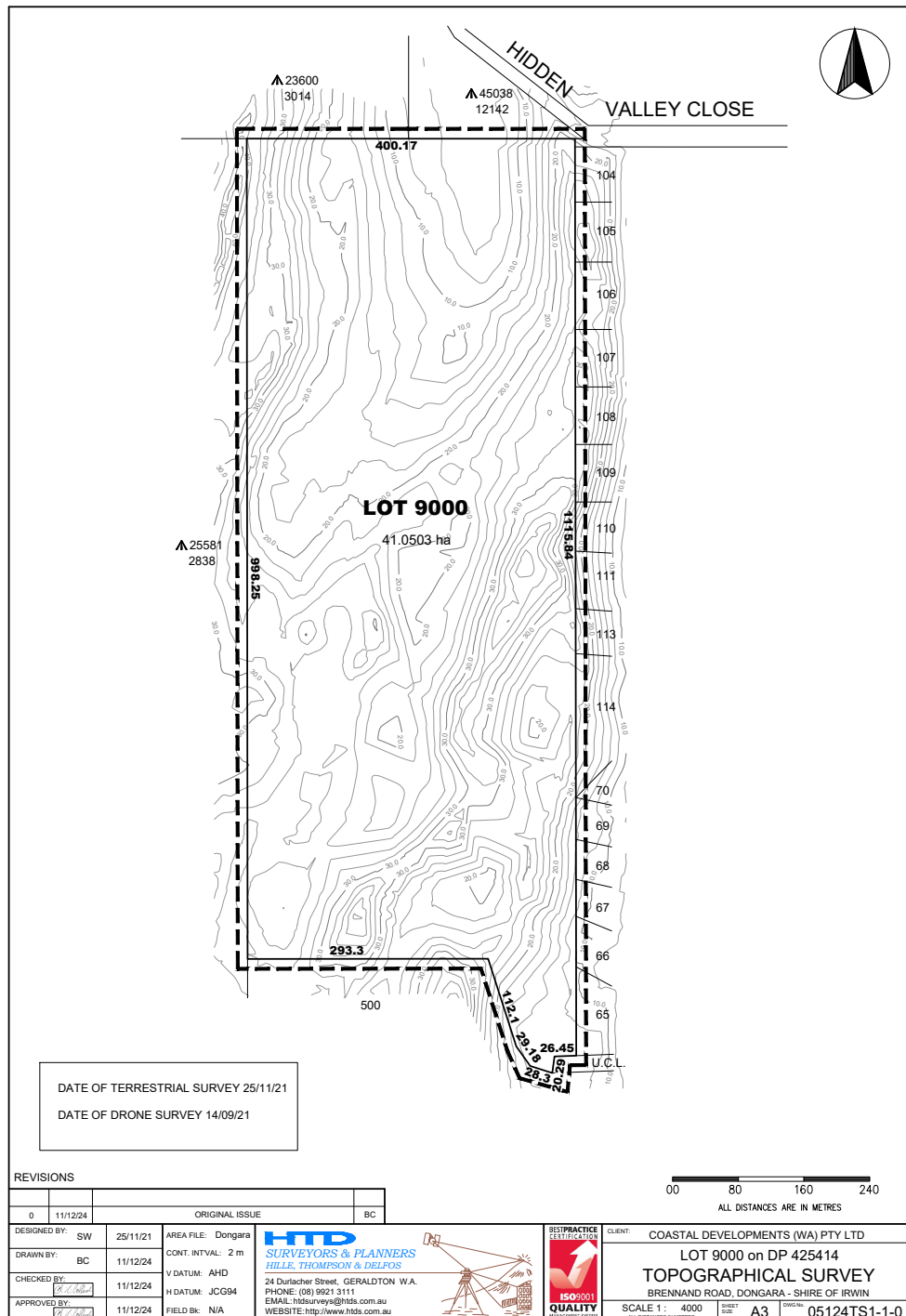


Figure 4: Site Contour Plan

## 2.4.2 Vegetation

The site is within coastal dunes that have previously been partially cleared for agricultural purposes. In general, the swales lie in the central and west of the site and have been cleared in the past and fenced for grazing. The dunes have partially been cleared and have also been subject to significant grazing.

A vegetation assessment was undertaken by Landform Research to support the existing subdivision approval over the site, with the objective of determining the quality of the vegetation, the presence of any significant species and providing an assessment of the potential impact of future subdivision and development on the environmental values of the local area.

The assessment found that the original vegetation is significantly degraded and that much of the native groundcover has been replaced by pasture species, contributing to low species richness, with only shrubs of native vegetation present. The vegetation on site is predominantly tree types '*Acacia rostellifera* Regrowth Thicket', '*Melaleuca* Thicket' and pasture. No Declared Rare, Priority Species, Significant Flora or Threatened or Significant Communities/Complexes were identified during the vegetation assessment. The assessment also found that the vegetation on site is well represented when compared to the National and State Guidelines and exceeds the 30% retention criteria, and as such is not locally or regionally significant. The coastal dune communities representative of the site are common along the Western Australian coast which in general have not been subject to significant clearing.

It is considered that future development of the site will not significantly impact any fauna species of conservation significance due to the disturbed and highly degraded fauna habitat on the site, and the presence of similar habitat in better condition in the adjoining reserves and the wider Dongara area. Rezoning the site to Rural Residential also represents a less intensive land use than is possible at a residential density of R12.5 or under the existing subdivision approval.

#### 2.4.3 Landform and Soils

The soils on the site are generally described as Western Quindalup Dune soils, which are relatively old and contain a brown to cream brown sand with minor clay and calcareous materials. The coastal nature of the older Quindalup dunes makes them less susceptible to erosion than the younger phase Quindalup dunes.

In general, the sands on the site are porous with high permeability. Some small amounts of clay may be present, but in general this gets washed down to lower levels of the soil profile. A wind erosion risk exists in some areas of the site if vegetation is removed and the soils are exposed to the wind.

The landform and soils on the site will support Rural Residential subdivision and development and reflect the excellent capacity for on-site effluent disposal and sustainable storm water management practices, including at-source disposal and integration of stormwater swales for more severe events. Staged clearing and management during the development process will assist in addressing any potential erosion risk.

#### 2.4.4 Bushfire

Areas within Western Australia have been designated as bushfire prone by the FES Commissioner, and the Map of Bushfire Prone Areas identifies that the site is located within a bushfire prone area (refer **Figure 5**).

Further consideration in respect to bushfire management is provided in section 3.2.2 (below).



Figure 5 – Map of Bushfire Prone Areas (Source: DFES 2024)

## 2.5 Infrastructure

A preliminary review of infrastructure and servicing requirements confirms the provision of service infrastructure for Rural Residential development is not a constraint to the rezoning proposal or future subdivision in this area. In summary:

- A desirable site grading for Rural Residential subdivision can be achieved with some earthworks. Site stabilisation will be addressed in subdivision design and construction staging and management to avoid any potential dust and ground erosion;
- The site's sandy soils provide opportunities to apply water sensitive stormwater design principles that encourage containment and infiltration at source;
- An existing water main can be extended to provide a water connection to the site;
- The landform and soils of the site and the development of Rural Residential lots immediately adjacent demonstrate the site's suitability for appropriate on-site disposal of wastewater, consistent with the Government Sewerage Policy;
- Power infrastructure can be extended to accommodate development of the site. Planning for this, in consultation with Western Power, will be satisfied in accordance with standard conditions of subdivision.
- Sewer infrastructure is remote, and it is cost prohibitive to service the site for smaller residential lots. Edgeloe Engineering has advised that two (2) new Pump Stations would be required to service a residential subdivision of the site at an estimated cost in excess of \$15 million, which makes sewer servicing unviable under the existing residential zoning.

### **3.0 PLANNING CONTEXT**

#### **3.1 State & Regional Planning Context**

##### **3.1.1 WAPC Guilderton to Kalbarri Sub-Regional Strategy (2019)**

The primary purpose of this Strategy is to guide growth, future planning and development in the sub-region. The Strategy identifies Dongara-Port Denison as a sub-regional centre that aims to support population and economic activities within its hinterland through the provision of goods and services. Growth within the Dongara – Port Denison is promoted to maintain its viability as a service centre on the regionally important tourist and transport route.

The proposed rezoning of the site will assist the function of Dongara as a service centre by providing for and improving the diversity of housing choice in Dongara via a sympathetic zoning that will allow subdivision and development to respond to the site's opportunities and constraints.

In particular, the Strategy identifies that there is an excess of appropriately zoned land within LPS5 to accommodate short and medium-term housing demand in Dongara-Port Denison. As such, the proposed rezoning will not impact the service centre function or the ability for the town to accommodate future population growth. In fact, the rezoning will facilitate the timely subdivision and development of the site to meet current demand and enhance the town's sub-regional function in line with the Strategy's objectives.

##### **3.1.2 Government Sewerage Policy**

The State Government's Sewerage Policy was adopted in September 2019 to establish a position on the provision of sewerage services in the State through the planning and development of land. If reticulated sewerage cannot be reasonably and economically provided to a site, the Policy adopts a best proactive approach to the provision of on-site sewage treatment and disposal.

As the site is located within a sewage sensitive area, being located within 2km of the estuarine areas of the Irwin River, the minimum lot size for the sewerage sensitive area is designated as one hectare, which is consistent with the minimum lot area for Rural Residential lots.

Section 5.2 of the policy outlines the circumstances under which on-site disposable sewage may be considered, and in the context of this proposal:

- Rural Residential subdivision will be capable of accommodating on-site sewage disposal without endangering public health or the environment; and
- The minimum site requirements for on-site sewage disposal outlined in the Policy will be met.

##### **3.1.3 State Planning Policy 3.7 - Planning in Bushfire Prone Areas**

As previously identified, the site is located within a mapped Bushfire Prone Area. 'State Planning Policy 3.7 - Bushfire' (SPP3.7) and the accompanying Guidelines



provide the foundation for land use planning decisions in designated bushfire prone areas.

SPP3.7 was revised in November 2024. Section 4 of SPP3.7 identifies the circumstances where a planning proposal within a bushfire prone area triggers the application of the policy. As this planning proposal will result in a reduction to the intensity of the future land use, the application of SPP3.7 does not apply to the scheme amendment proposal.

Notwithstanding, SPP3.7 and the associated Guidelines require that any future subdivision or development proposal for the site will need to be accompanied by a Bushfire Management Plan (BMP) prepared by an accredited bushfire planning practitioner that identifies and addresses any bushfire hazard issues against the bushfire protection criteria requirements to demonstrate compliance within the boundary of the site.

It is also relevant to note that the WPAC approved application for subdivision of the site included a Bushfire Attack Level (BAL) rating across the site, and the BAL contour mapping is reproduced in **Figure 6**.

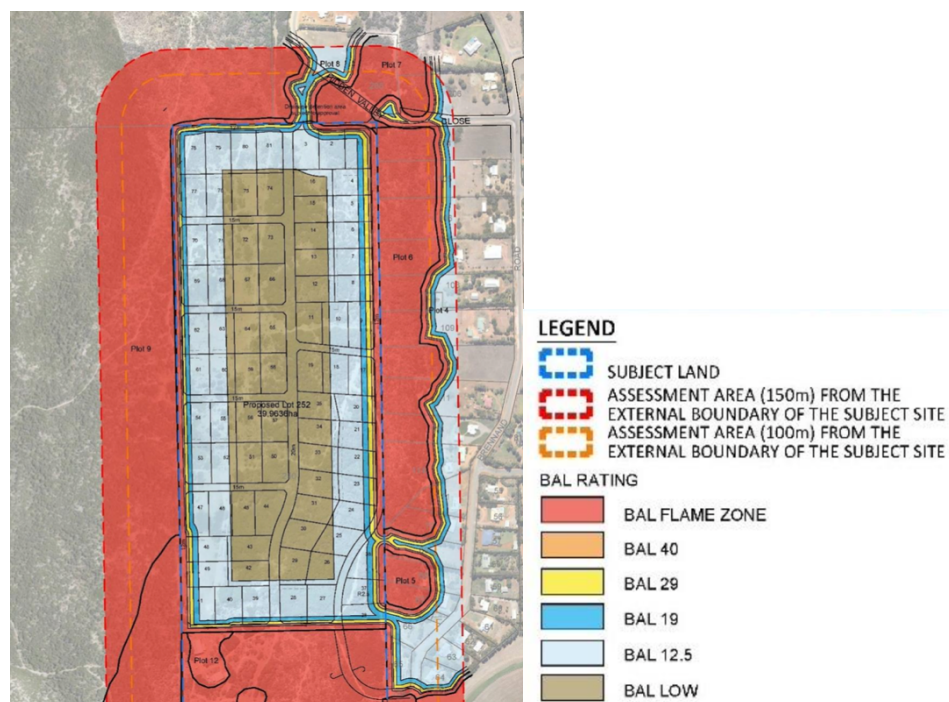


Figure 6: BAL contour map

The BAL contour map is provided for context only to reconfirm that bush fire risk can be mitigated within the boundaries of the site and that there is sufficient land within the site to manage future BAL ratings. This further demonstrates that the site is suitable for subdivision and development of one hectare and larger lots at a Rural Residential density, subject to the application of appropriate building design, bushfire construction requirements and ongoing maintenance and management. The site currently has multiple points of access/egress via Brennard Road and Hidden Valley Close.

While the cleared nature of much of the site and adjoining properties and the management practices already in place moderates bushfire risk, the BMP prepared to support a future subdivision application will identify any obligations associated with subdivision, development and ongoing occupation of the site. This will include consideration of asset protection zones, building construction standards stipulated by Australian Standards AS 3959-2009 ('Construction of Houses in Bushfire-prone Areas') and the requirement for managing and maintaining fuel loads.

### **3.2 Shire of Irwin Local Planning Scheme No. 5**

Clause 4.2.8 of LPS5 outlined the objectives of the Rural Residential zone as follows:

- a) *To provide for the use of land for residential purposes in a rural setting for alternative residential lifestyle.*
- b) *To preserve the amenity of such areas and control land use impacts.*

In this regard, the proposed rezoning to Rural Residential will preserve the amenity of the area and facilitate an appropriate residential setting adjacent to conservation and natural reserves and existing established Rural Residential lots.

Clause 5.30, together with Table 5.24, of LPS5 also identify site and development requirements that are required implemented through for subdivision and development proposals within the Rural Residential zone. Minimum lot sizes are to be one hectare and development on each lot must be located within an approved building envelope. There is also a general presumption against clearing outside of an approved building envelope, which will enable the retention and reestablishment of existing native vegetation on portions of the site.

### **3.3 Shire of Irwin Local Planning Strategy**

The Shire of Irwin's Local Planning Strategy (2017) was prepared to set out the long-term planning directions and to guide land use planning for the Shire. It identifies the site as being in 'Policy Area B' within the future urban/residential growth precinct north of the town.

The Dongara-Port Denison District Structure Plan (2014) informed the Strategy and the site's Residential R12.5 zoning designation in LPS5. Notwithstanding, it is considered that this zoning designation did not fully consider the site's significantly varied topography and other constraints, or the optimum interface with adjoining conservation reserves and the existing rural residential settlement to the east.

Section 3.1 'Population and Housing' of the Strategy examines the expected demand for housing by each zone within the Shire and compares this against the current potential housing yield based on the availability of existing zoned land within the Shire. In particular, the data examined indicates that there could be a shortfall of rural residential lots in the medium term, whereas there is sufficient land identified for Urban expansion and a significant supply of residential zoned land within the Shire.

The future subdivision of the site will provide up to 38 lots to meet the potential shortfall in supply and to satisfy existing and anticipated future demand, thus

achieving the Strategy's objective of providing a variety of residential accommodation options to best satisfy the community's needs and improve housing diversity and choice within the Dongara – Port Denison area. Importantly, the proposed rezoning will not adversely affect orderly and proper planning and the implementation of the Strategy.

The Shire has recently prepared a draft Local Planning Strategy (2024) which was considered by the Council at its 27 August Ordinary Meeting and has been referred to the WAPC for its consent to advertise. The draft Strategy reflects the existing residential zoning over the land.

A key planning direction of the draft Strategy is to provide a range of residential densities, housing choice and compatible uses that are suitable for local conditions. In relation to the site, it is anticipated that should the rezoning be approved then this will be reflected in the new Local Planning Strategy.



## **4.0 PROPOSAL**

### **4.1 Proposal Description**

The proposal seeks to rezone Lot 9000 Hidden Valley Close & Brennand Road, Dongara ('site') from 'Residential R12.5' to 'Rural Residential' in the Shire of Irwin Local Planning Scheme No. 5 ('LPS5').

Part 5, Division 1, Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, identifies the different amendment types as either basic, standard and complex. Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

Having regard to the 2015 *Regulations*, the Amendment is considered a 'standard' amendment as:

- The amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone or reserve;
- The amendment is consistent with the WAPC endorsed local planning strategy for LPS5, to the extent that the proposed zone is consistent with the LPS zones surrounding the site, including the 'rural-residential' lots within the Racecourse Estate immediately east of the site;
- The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment;
- The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- The amendment will provide for subdivision of the land into larger lots as has already been approved by the WAPC (subdivision reference 160163); and
- The amendment is not a complex or basic amendment.

The Department of Planning, Lands and Heritage has advised that the WAPC has no issue with this amendment being considered a standard amendment (Cath Meaghan, pers comm, 23 December 2024).

### **4.2 Planning Consideration & Justification**

The site is located on the periphery of the town in an area of transition between conservation and natural area reserves, existing rural residential development and north of an urban zoned yet to be developed area. There are no constraints to rezoning the site to 'Rural Residential', and the proposed rezoning will in fact facilitate an appropriate site responsive subdivision and development outcome in this location.

The contextual opportunities presented by the site have been reviewed to conclude that:

- The steep grades of the site would require extensive earthworks to level and retain residential lots. Rural residential development of the site will reduce the extent of earthworks and retaining required and will deliver an appropriate and more sustainable site outcome that responds to the site topography and does not require wholesale clearing of the site.

- The Rural Residential zone will reduce the land use intensity of the site adjacent to the existing conservation reserves to improve separation distances and the future Bushfire management response.
- The rezoning proposal provides for the retention of an increased amount of existing vegetation within the minimum one hectare rural residential lots. The retention of the vegetation on the site outside of future building envelopes will contribute to improved environmental and landscape protection.
- The rezoning proposal will improve the integration, compatibility and land use interface with adjoining land uses and will not adversely impact the amenity of surrounding land in terms of building form, traffic and access and the proposed use of the land generally.
- LPS5 contains appropriate statutory provisions that will adequately guide rural residential subdivision and development of the site.
- The rezoning proposal responds to the existing and forecast demand for larger rural residential sized lot in the town in an appropriate location, while preserving the opportunity for future long-term development when demand for conventional urban land increases in the area.
- The rezoning proposal will facilitate a development outcome that is currently not anticipated within the Local Planning Strategy but is considered to achieve the overall intent of the Strategy.
- The proposed rezoning will not impact the ability for the town to accommodate future population growth. In fact, the rezoning will facilitate the timely subdivision and development of the site to meet current and forecast future demand.
- The rezoning proposal will provide a lifestyle and housing choice that will continue to make Dongara-Port Denison an attractive choice to live and will contribute to its continued function as an important sub-regional hub.

From a planning perspective, the rezoning proposal will not result in any undesirable precedent and there is no obvious unintended consequence and/or risk associated with initiating the amendment.

Following gazettal of the scheme amendment, an application for subdivision will be required to determine the lot layout (including the location of 2,000sqm building envelopes on each lot), internal road network and connection to existing streets and the response to infrastructure and bushfire management. Figure 7 identifies key design principles that will inform the future preparation of a plan of subdivision for the site.



Figure 7: Subdivision design principles

## **5.0 CONCLUSION**

Rural residential living is a land use and form of settlement that adds to the sense of place in regional areas.

This assessment has demonstrated that the proposal will meet the objectives and intended outcomes of the relevant sub-regional and local planning framework, will service demand for new lots of this density in the locality, and that the site is both suitable and capable of accommodating rural residential development. Further, the proposed LPS5 amendment will have negligible impact and will not result in any significant environmental, social, economic or governance impacts on other land in the scheme area.

The Rural Residential zone provisions of LPS5 provide appropriate subdivision and development controls, including the requirement for building envelopes and boundary setbacks. As such there is no requirement to introduce LPS5 special conditions associated with the rezoning proposal.

The rezoning proposal represents an improved land use outcome for the site and will be a catalyst for positive change in the locality.

## **APPENDIX 1 - WAPC Subdivision Approval (WAPC Ref. 160130)**





Your Ref : MBR DON GE

Tom Hockley  
125 Hamersley Road  
SUBIACO WA 6008

**Approval Subject To Condition(s)  
Freehold (Green Title) Subdivision**

**Application No : 160130**

***Planning and Development Act 2005***

Applicant	:	Tom Hockley 125 Hamersley Road SUBIACO WA 6008
Owner	:	Coastal Developments (WA) Pty Ltd 81 Church Street DONGARA WA 6525
Application Receipt	:	10 November 2020

Lot Number	:	250
Diagram / Plan	:	67045
Location	:	-
C/T Volume/Folio	:	2750/205
Street Address	:	Lot 250 Brennand Road, Dongara
Local Government	:	Shire of Irwin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **10 November 2020** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **05 July 2025** or this approval no longer will remain valid.



### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

### **Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

### **Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled. The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

#### CONDITIONS:

##### *Servicing*

1. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation)
2. Arrangements being made with the Water Corporation for the provision of a sewerage service to each lot shown on the approved plan of subdivision. (Water Corporation)
3. The provision of easements for existing or planned future water, sewerage and/ or drainage infrastructure as may be required by Water Corporation being granted free of cost to that body. (Water Corporation)
4. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)
5. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)



### *Bushfire*

6. Information is to be provided to demonstrate that the measures contained in the bushfire management plan dated October 2020 (including section 8) have been implemented during subdivisional works. Where staging is proposed, relevant measures shall be applied, including the installation of the public roads to standards outlined within the Guidelines for Planning in Bushfire Prone Areas and ensuring two-way access is provided at all times for each stage of subdivision. This information should include a notice of 'Certification by Bushfire Consultant'. (Local Government)
7. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificates of title of the proposed lots with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

*"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land".* (Western Australian Planning Commission)

### *Public Open Space*

8. An area of land at least 10 per cent of the gross subdivisible area, in a position to be agreed with the Western Australian Planning Commission, being shown on the diagram or plan of survey (deposited plan) as a reserve for Public Open Space and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
9. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and dark sky principles and to the specifications of the local government. (Local Government)

### *Roads*

10. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road connected by a constructed road to the local road system and such roads are constructed and drained at the landowner/applicant's cost.



As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

11. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
  - a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider
  - b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly and
  - c) temporary turning areas are provided to those subdivisional roads that are subject to future extension. (Local Government)
12. Satisfactory arrangements being made with the local government for the full cost of upgrading and/or construction of Hidden Valley Close and the extension of Brennand Road through existing right-of-way (Lot 155) in the locations as shown on the plan dated 5 July 2021 (attached) to the specifications of the local government. (Local Government)

#### *Drainage*

13. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with the *Shire of Irwin Dongara-Port Denison District Structure Plan District Water Management Strategy*. (Local Government)
14. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
  - a) lots can accommodate their intended use; and
  - b) finished ground levels at the boundaries of the lots the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting. (Local Government)



15. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, to the satisfaction of the Western Australian Planning Commission. (Local Government)

#### *Fencing*

16. A fence restricting pedestrian and vehicle access to Reserve 25581 is to be constructed on the western boundary of Lot 250 for the full length of the proposed development perimeter road to protect native vegetation. (Local Government)

#### ADVICE:

1. In regard to Conditions 1 and 2:
  - the landowner/applicant shall make arrangements with Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by Water Corporation to document the specific requirements for the proposed subdivision.
  - the landowner/applicant should contact the Water Corporation to determine planning and funding requirements.
  - Water Corporation will not clear subdivision conditions for sewer until such time the sewer headwork construction has been taken over by Water Corporation.
2. In regard to Condition 4, Western Power provides only one underground point of electricity supply per freehold lot.
3. With regard to Condition 8, it is the Commission's expectation that the proposed public open space is capable of active usage, generally located in accordance with *Liveable Neighbourhoods* and directly accessible from the local road network.
4. With regard to Condition 9, the development is to include full earthworks, reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network. Any lighting within the public open space shall comply with the dark sky principles and *AS4282:2010 - control of the obtrusive effects of lighting*. Smart lighting should also be installed to ensure that lighting infrastructure is capable of remote operation and/or timing.

5. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting clearance of engineering conditions imposed.
6. In regard to Condition 11, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.
7. Condition 13 has been imposed in accordance with *Better Urban Water Management Guidelines (WAPC 2008)*. Further guidance on the contents of urban water management plans is provided in *'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Published by the then Department of Water 2008)*.



Ms Sam Fagan  
Secretary  
Western Australian Planning Commission

5 July 2021

Enquiries : Gary James (Ph 6551 9350)

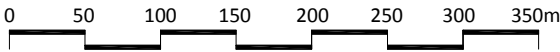




# PROPOSED PLAN OF SUBDIVISION

LOT 250 BRENNAND ROAD  
DONGARA

SHIRE OF IRWIN



SCALE: 1:5000 (1:2500 @ A1)  
ORIGINAL PLAN SIZE: A3

JOB CODE:  
MBR DON GE

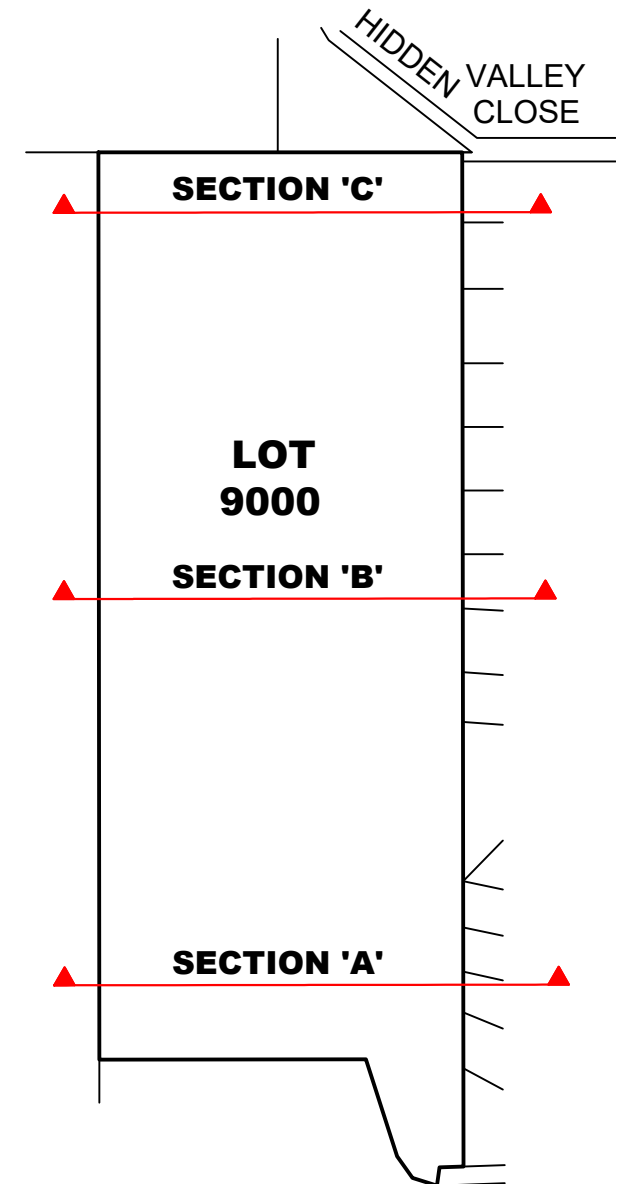
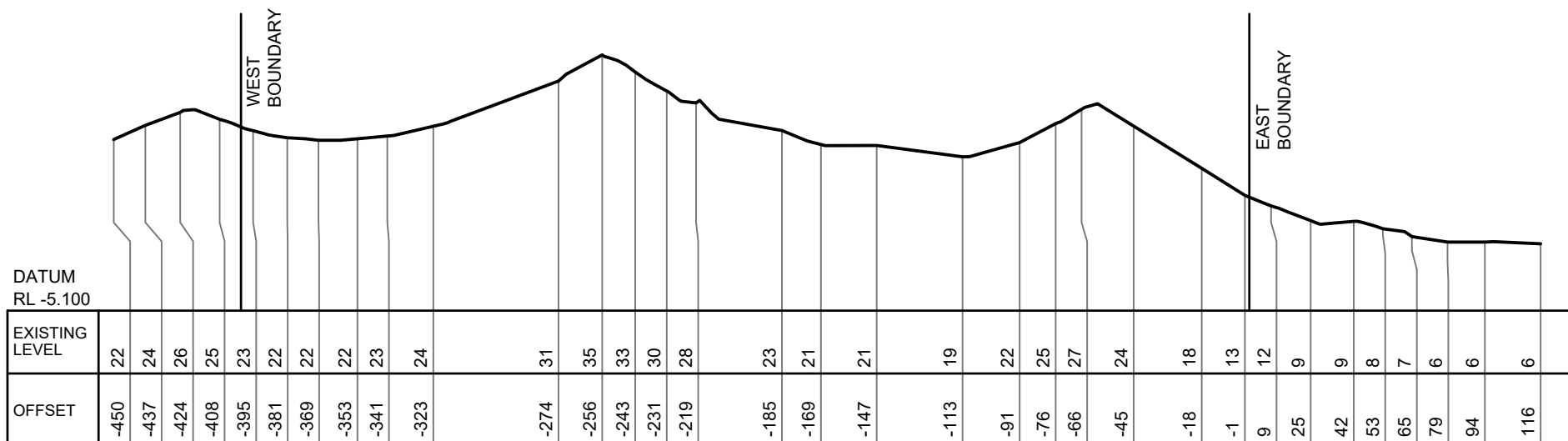
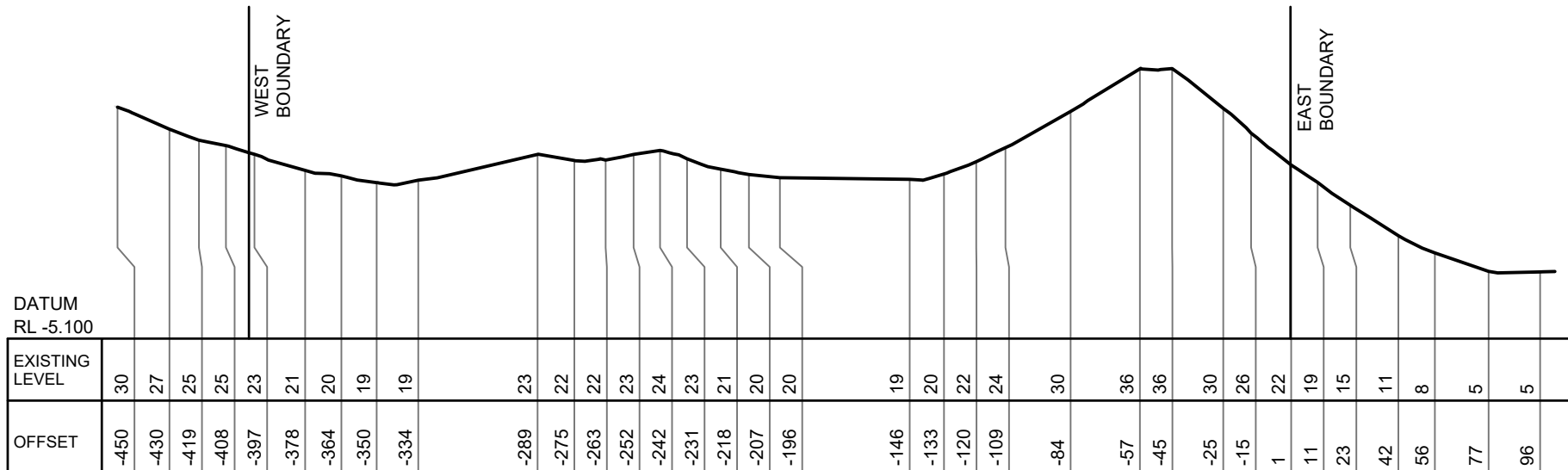
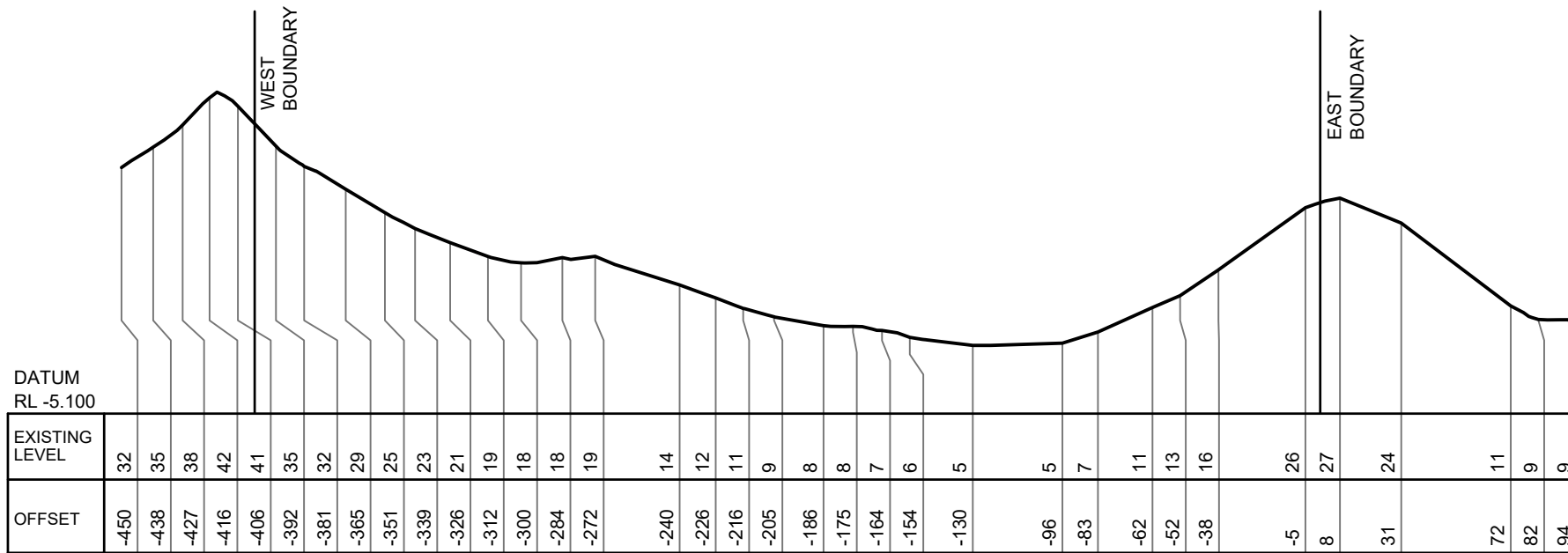
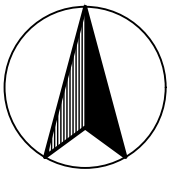
DATE:  
26.10.2020



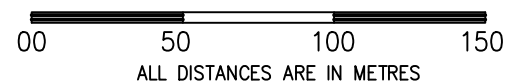
**Allering & Associates**

Town Planners, Advocates  
and Subdivision Designers

## **APPENDIX 2 – Site Contour Cross-sections**



LOCATION PLAN  
SCALE 1 : 10000



1	12/12/24	HZ SCALE AMENDED	BC
0	11/12/24	ORIGINAL ISSUE	BC
REVISIONS			

SURVEYED BY:	SW	25/11/21	AREA FILE: DONGARA
DRAWN BY:	BC	11/12/24	CONT. INT'VAL: N/A
CHECKED BY:		12/12/24	V DATUM: AHD
APPROVED BY:		12/12/24	H DATUM: JCG94
			FIELD Bk:

**HTD**  
SURVEYORS & PLANNERS  
HILLE, THOMPSON & DELFOS

24 Durlacher Street, GERALDTON W.A.  
PHONE: (08) 9921 3111  
EMAIL: htdsurveys@htds.com.au  
WEBSITE: http://www.htds.com.au



CLIENT:	COASTAL DEVELOPMENTS (WA) PTY LTD		
	LOT 9000 on DP 425414		
	NATURAL SURFACE CROSS SECTIONS		
	BRENNAND ROAD, DONGARA - SHIRE OF IRWIN		
SCALE 1 :	2500 Hz 1000 Hz	SHEET SIZE	DWG No.
ALL DISTANCES IN METRES		A3	05124XS1-1-1

***Planning and Development Act 2005***

**RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

**Shire of Irwin  
Local Planning Scheme No. 5**

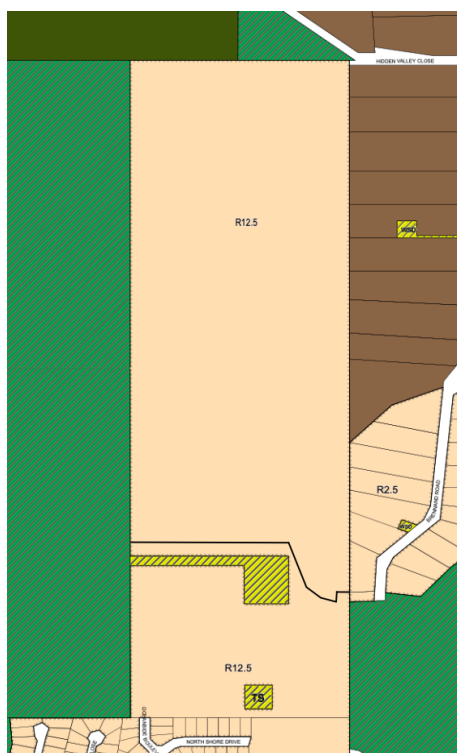
**Amendment No. 22**

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 Lot 9000 Hidden Vally Close & Brennand Road, Dongara from 'Residential R12.5' to 'Rural Residential'.
2. Modifying the Scheme Map accordingly.



# Shire of Irwin Local Planning Scheme No. 5 Amendment No. 22



## LEGEND

### LOCAL SCHEME RESERVES

- Conservation
- Local Reserve
- Local Road
- Public Purpose
- TS Public Purpose: Trig Station
- WSD Public Purpose: Water Supply, Sewerage & Drainage

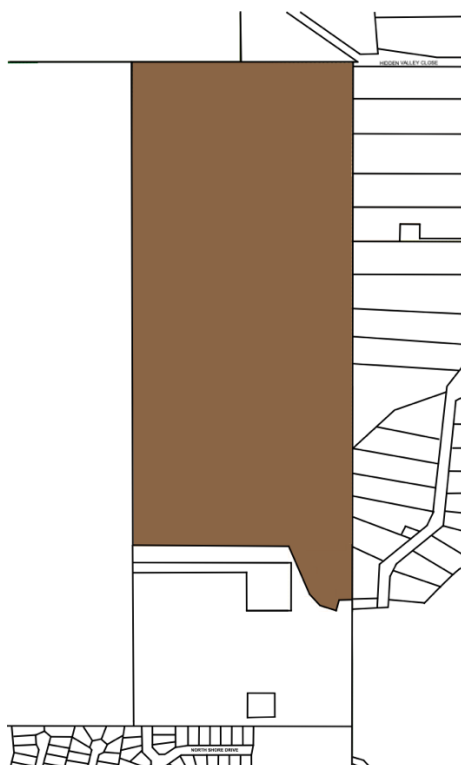
### LOCAL SCHEME ZONES

- Residential
- Rural Residential

### OTHER CATEGORIES

- R12.5 R Codes

## Existing Zoning



## LEGEND

### LOCAL SCHEME RESERVES

- Conservation
- Local Reserve
- Local Road
- Public Purpose
- TS Public Purpose: Trig Station
- WSD Public Purpose: Water Supply, Sewerage & Drainage

### LOCAL SCHEME ZONES

- Residential
- Rural Residential

### OTHER CATEGORIES

- R12.5 R Codes

## Proposed Zoning

### **COUNCIL ADOPTION**

This **standard** Amendment was adopted by resolution of the Council of the Shire of Irwin at the Ordinary 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 Irwin at the Ordinary 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 support** by resolution of the Shire of Irwin at the Ordinary Meeting of the Council held on the

\_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

and the Common Seal of the Shire of Irwin was hereunto affixed by the authority of a resolution of the Council in the presence of:



\_\_\_\_\_  
(Shire President)

\_\_\_\_\_  
(Chief Executive Officer)

## WAPC ENDORSEMENT (r.63)

\_\_\_\_\_  
DELEGATED UNDER S.16  
OF THE P&D ACT 2005

\_\_\_\_\_  
DATE

## APPROVAL GRANTED

\_\_\_\_\_  
MINISTER FOR PLANNING

\_\_\_\_\_  
DATE



# Ordinary Council Meeting

22 July 2025

Item DEV 02-07/25  
Attachment 2  
Submissions



Department of Planning,  
Lands and Heritage

OFFICIAL - Sensitive

**Submission 1**

Our ref: ADV 10008220  
Contact: Dan Oswald  
[Daniel.Oswald@dph.wa.gov.au](mailto:Daniel.Oswald@dph.wa.gov.au)

Celeste McGuigan  
Shire of Irwin  
11-13 Waldeck Street  
Dongara WA 6525

Via Email: [cmcguigan@irwin.wa.gov.au](mailto:cmcguigan@irwin.wa.gov.au)

**ABORIGINAL HERITAGE – LOCAL PLANNING SCHEME NO.5 – REZONING –  
LOT 9000 HIDDEN VALLEY CLOSE SHIRE OF IRWIN - ADV 10008220.**

Thank you for your correspondence to the Department of Planning, Lands and Heritage (DPLH), Aboriginal Heritage, regarding the Shire of Irwins proposed scheme amendment relative to Lot 9000 Hidden Valley Close, Dongara.

I have reviewed your associated documents referring to the proposed rezoning of Lot 9000 from residential R12.5 to rural resident zoning and assessed this location against the information contained within the Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, and I can advise that this lot intersects with the public boundary of registered Aboriginal Heritage Site *Irwin River (SC04) (ID 18907)*.

With the location intersecting with the public boundary of a known Aboriginal heritage site, but not the actual boundary as administered by the Department, there are no comments or objections that we wish to provide in relation to this rezoning proposal.

It is recommended that for any activities involving ground disturbance that may occur at this location that the proponent communicate and consult with the Traditional Owner representative group, Yamatji Southern Regional Corporation, and the Department, so that we can provide written advice on required approvals.

The Shire of Irwin has rich and strong Aboriginal heritage within its Shire boundaries and some known heritage has been recorded and is visible on the Aboriginal Cultural Heritage Inquiry System. [Aboriginal Cultural Heritage Inquiry System](#).

Please note that limited Aboriginal heritage surveys have been completed over this location and as such it is unknown if there is further Aboriginal heritage present, which strengthens the need for the proponents undertaking ground disturbance works to consult with the Department.

Should you have any further questions or queries regarding this advice please contact Dan OSWALD, Regional Director – Midwest.

Yours sincerely

*D OSWALD*

Dan OSWALD  
Regional Director

2 May 2025

## Submission Form



**SHIRE OF IRWIN**  
**DONGARA PORT DENISON**  
 A BRILLIANT BLEND

<b>LOCAL PLANNING SCHEME AMENDMENT No. 22</b>	<b>(Ref: P24-69 / A5633)</b>
<b>Proposed Rezoning from Residential R12.5 to Rural Residential</b>	
<b>Located on Lot 9000 Hidden Valley Close, Dongara</b>	

YOUR CONTACT DETAILS	
Name:	CLAIRE PARKER & RUSSELL ROBERTS
Organisation/business (if applicable):	
Email Address:	
Postal Address:	
Phone:	
Signature:	Date: 03.05.2025

[illegible]

☒ YES please

☐ NO thank you

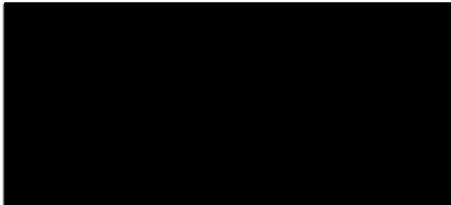
Email to: [reception@inwin.wa.gov.au](mailto:reception@inwin.wa.gov.au)  
Post to: PMB 21 Dongara WA 6525  
Deliver to: Administration Building 11-13 Waldeck Street, Dongara

## **SUBMISSION**

**ATTENTION: Mr Murray Connell, Manager Development**

**SUBMISSION: LOCAL PLANNING SCHEME NO 5 – AMENDMENT NO 22  
REZONING FROM RESIDENTIAL R12.5 TO RURAL RESIDENTIAL  
LOT 9000 HIDDEN VALLEY CLOSE, DONGARA**

RUSSELL ROBERTS & CLAIRE PARKER



We are writing to express our support in principle for the proposed rezoning of the land Lot 9000 Hidden Valley Close, located directly to the rear of our property at 1 Brennand Rd, from Residential to Rural Residential.

We welcome the move toward larger block sizes minimum 1 hectare, which we believe will help preserve the semi-rural character of the area and reduce potential overdevelopment. Rural residential zoning is more appropriate given the surrounding land use.

However, we would like to raise several important considerations that we believe must be addressed before any approval and development of the land is granted.

- **Fire Risk and Emergency Access**

The area in question is known to be fire prone, with only a single point of access via Philby Road onto Brennand Road. We understand that presently the land in question is a no go zone for emergency services? This presents a serious concern in the event of a bushfire or other emergency. Given the limited access and steep terrain, we would strongly urge the Council to request a detailed risk assessment from Fire and Emergency Services. This should include evacuation planning and emergency vehicle access.

- **Access via Right of Way Adjacent to our property**

The proposed access to the land is via a right of way that runs alongside our property. While we understand this may be the only feasible entry point, we ask that Council ensure any development or upgrade of this access: Minimises noise, dust and disruption to existing residents; maintains adequate buffers to protect privacy; considers long term maintenance and ownership responsibility for the access route. There is also concern regarding the increased traffic along Brennand Road with potentially an extra 38 residences.

- **Land Clearing and Environmental concerns**

We request that any clearing of vegetation be limited and subject to environmental review. The steep and challenging terrain raises legitimate questions about the feasibility of development, particularly in the context of water runoff, slope stability and construction access. We believe a buffer zone of uncleared land between existing residences along Brennand Road and any new development would be advantageous.

### **Conclusion**

In summary we support the intent of rezoning to Rural Residential but any development of the land must be carried out with a strong emphasis on fire safety, responsible access planning and environmental stewardship. We appreciate the opportunity to provide feedback and would welcome any updates or opportunities for further community consultation.

Yours sincerely

Claire Parker & Russell Roberts.



## Submission 3

**From:** Planning and Land Development Referrals <LPRAC@westernpower.com.au>

**Sent:** 06 May 2025 12:03 PM

**To:** Shire Of Irwin <reception@irwin.wa.gov.au>

**Subject:** Response re : PUBLIC CONSULTATION - LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22

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Hi Celeste

Please see below highlighted

Thank you for your submission to Western Power for Ref: **PUBLIC CONSULTATION - LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22**

Unfortunately requests for general comments, feedback and approval for proposals can't be provided for without a formal application and the investigation by Western Power that follows.

We suggest reviewing your query against the processes referred to in our [Strategic Planning](#) web page:

- Using our provided mapping tools and [Before You Dig Australia](#) to locate any assets that may be affected by any proposed change or development
- Consider the proposal against our Products and Services
- If there are transmission assets (66,000VOLTS-330,000 VOLTS) in proximity to your work, applying via our [move or remove transmission and communication assets](#) form,
- Ensuring any developers involved are aware that they will need to make an application to deal with any assets that are in the development area as well as for the power requirements for the development.

Submission of Road Closures or Property Boundary changes:

If the new property boundary changes the relationship of distribution equipment to that boundary, i.e. poles, cables, or ground mounted equipment formerly in the road reserve or running in proximity to the old boundary are now well within the property an application will need to be made to [move or remove equipment](#). This application will determine if an easement is required or if a physical change is necessary.

Even if our assets are present but not affected by a boundary change, continued physical access for maintenance and emergency response must be provided. If this is not via the original road path, changed access conditions should be communicated via our [Land Entry Preferences form](#).

Thank you and we look forward to receiving your information/applications through the correct channels.

Kind Regards

**Kate**

**Customer Technical Support Officer, Land Planning - Referrals and Clearances  
Customer Connection Services**

**A** 363 Wellington Street Perth 6000 | **T** 13 10 87

**E** [LPRAC@westernpower.com.au](mailto:LPRAC@westernpower.com.au)

**Available** – Monday to Friday 7am – 3pm | **WFH** Monday and Thursday

**westernpower.com.au**



# LOCAL PLANNING SCHEME AMENDMENT

## Submission Form

## Submission 4



LOCAL PLANNING SCHEME AMENDMENT No. 22	(Ref: P24-69 / A5633)
Proposed Rezoning from Residential R12.5 to Rural Residential	
Located on Lot 9000 Hidden Valley Close, Dongara	

YOUR CONTACT DETAILS	
Name:	VINCENT NOYES
Organisation/business (if applicable):	N/A
Email Address:	[REDACTED]
Postal Address:	[REDACTED]
Phone:	[REDACTED]
Signature:	V. G. Noyes
Date:	9 MAY 25

YOUR SUBMISSION		
<input type="checkbox"/> Support	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Indifferent
Any comments you wish to make?		
1. WHAT % OF BLOCK CAN BE CLEARED?		
2. AS THESE BLOCKS ARE 79% SAND		
WILL THERE BE ANY EROSION ISSUES		
CAUSED BY CLEARING AND STRONG		
SOUTHERLY WINDS?		
TKS \$		

Do you wish to be informed of the outcome (your contact details must be provided)?

☒ YES please

☐ NO thank you

Please note submissions must be received by: **Wednesday 11<sup>th</sup> June 2025**

Email to: [reception@irwin.wa.gov.au](mailto:reception@irwin.wa.gov.au)  
Post to: PMB 21 Dongara WA 6525  
Deliver to: Administration Building 11-13 Waldeck Street, Dongara



ATTENTION: Mr Murray Connell, Manager Development.

SUBMISSION: LOCAL PLANNING SCHEME No 5 – AMENDMENT No 22 REZONING FROM RESIDENTIAL R12.5 TO RURAL RESIDENTIAL LOT 9000 HIDDEN VALLEY CLOSE DONGARA.

- There are two Lot Plans within the Amendment showing 78 blocks averaging 4000 square metres.  
In note 3.3 of the Shire of Irwin Local Planning Strategy it states “that it will provide up to 38 lots”.  
If the zoning is changed to Rural Residential, 38 Lots or less would be preferable.

We submit a buffer zone be integrated into any new zoning.

- We submit a substantial EPA report for the rezoning as it was clearly stated after the Northshore development went ahead, the adjacent area would not be cleared.
- There is only one official right of way (ROW) to the property from Brennand Road near the racecourse northern gates. Any other access would be through private property. We submit clarity is required regarding safe access from more than one point into the new zoning area.
- To say that the rezoning will not result in an undesirable precedent given that it is a fire prone area and traffic would be doubled at least along Brennand Rd is unbelievable.
- As quoted to us this is a “no go” area for fighting fires. We already only have one access road from Brennand Road into Philbey Road. We submit a detailed report from the Fire and Emergency Services would be essential given the terrain and limited access to the area.
- The Zoning to Rural Residential will negate the necessity to supply sewerage and water supply. Will this impact the report from EPA.

Janet Hughes



Roslyn Miller



## Submission 6



### Irwin Districts Historical Society Inc *Maintaining the identity of the Irwin District*

We acknowledge the First Nations Peoples' owners of the Irwin districts, the Wattandee People on Wattandee Wanda, and their continuing connection to land, sea and community, and pay our respects to Wattandee ancestors, elders, people and country.  
*Affiliations: Royal Western Australian Historical Society | Australian Museums and Galleries Association | Midland Railway Network | FlatSea*

Our Ref: 060/87

Mr Murray Connell  
Manager Development  
Irwin Shire Council  
PMB 21  
DONGARA WA 6525  
[reception@irwin.wa.gov.au](mailto:reception@irwin.wa.gov.au)

#### **LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22, REZONING FROM RESIDENTIAL R12.5 TO RURAL RESIDENTIAL, LOT 9000 HIDDEN VALLEY CLOSE, DONGARA**

Dear Murray

Thank you for your correspondence of 30 April 2025 inviting public comment on the above proposed re-zoning.

The Society has considered the documentation provided and has viewed the subject land.

We have **no objection** to the proposed rezoning because:

1. We consider the lower density outcome will provide a better transition through Lot 9000 between the Crown reserves estate, especially R23600 Dongara Nature Reserve, on the west and the Brennand Road development on the east, and
2. We are in accord with the applicant's statement that any future subdivision layout will respond to the topography of the land and will therefore better retain the undulating sandhills character of this area, which we believe will be an improvement on the currently approved grid-pattern subdivision that ignores the natural topography.

The Society also requests, at whatever is the appropriate point in the processes between rezoning and a final development approval, that serious consideration be given to locating any public open space or parkland in the future subdivision immediately adjacent to R23600 Dongara Nature Reserve to act as a buffer for the reserve's conservation purpose and to visually and functionally extend the nature reserve. We understand that no public open space will be required if the proposed rezoning is approved but make this request in case any opportunity for creating public open space arises at some point during the planning process.

Thank you for the opportunity to comment,

Yours sincerely

Bruce Baskerville  
Chair  
27 May 2025

5 Waldeck Street  
(PO Box 347)  
DONGARA WA 6525  
ABN 88 965 371 802 | IARN A0690104G

W: [www.irwinhistory.org.au](http://www.irwinhistory.org.au)  
E: [admin@irwinhistory.org.au](mailto:admin@irwinhistory.org.au)  
FB: [www/facebook.com/irwinmuseum](http://www/facebook.com/irwinmuseum)  
Containers for Change C10322071

**Murray Connell**

---

**From:** DFES Land Use Planning <advice@dfes.wa.gov.au>  
**Sent:** 03 June 2025 2:25 PM  
**To:** Celeste McGuigan  
**Cc:** Shire Of Irwin  
**Subject:** Lot 9000 Hidden Valley Close Dongara - Local Planning Scheme No 5 Amendment No 22 Rezoning From Residential R12.5 To Rural Residential - DFES Response

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DFES Ref: D38838

Dear Celeste,

I refer to your email dated 30 April 2025 in relation to the referral of Local Planning Scheme No. 5, Amendment No. 22 for Lot 9000 Hidden Valley Close, Dongara.

It appears that the Scheme Amendment proposes to reduce the zoning from residential 12.5 to rural residential which would reduce the overall lot yield for a future subdivision. Given the amendment will not intensify land use at this location, the amendment may be exempt from applying *State Planning Policy 3.7 – Bushfire* (SPP 3.7).

Exemptions from the requirements of SPP 3.7 should be applied pragmatically by the decision maker and are identified in *Planning for Bushfire Guidelines* (section 1.2.1).

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the Shire's endorsement of the Scheme Amendment.

Given the extreme broader landscape at this location, ensuring that there are multiple vehicle access routes, sufficient water for firefighting and appropriate mechanisms to reduce the bushfire hazard to future dwellings, consideration should be given to SPP 3.7 at the earliest possible planning stage. There appears to be a reliance on road connections outside the lot boundary and a number of no-through roads. The Scheme Amendment report should make no commitments to the subdivision design as depicted on the BAL Contour Map as it may conflict with the requirements of SPP 3.7, including the use of perimeter roads and the provision of hazard separation.

Kind regards

**Sasha De Brito**  
**Senior Land Use Planning Officer**

20 Stockton Bend, Cockburn Central, Perth WA 6164  
**T:** 08 9395 9703 | **E:** [advice@dfes.wa.gov.au](mailto:advice@dfes.wa.gov.au) | **W:** [dfes.wa.gov.au](https://dfes.wa.gov.au)

**Murray Connell**

**From:** Tyla Naude <tyla.naude@dbca.wa.gov.au>  
**Sent:** 10 June 2025 2:25 PM  
**To:** Shire Of Irwin  
**Cc:** Jess Gillespie; Celeste McGuigan  
**Subject:** RE: PUBLIC CONSULTATION - LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22

You don't often get email from tyla.naude@dbca.wa.gov.au. [Learn why this is important](#)

OFFICIAL

Good afternoon,

I refer to the below request for comment from Celeste McGuigan in relation to the Proposed Scheme Amendment to the Shire of Irwin Planning Scheme 5 (Rezoning from Residential R12.5 to Rural Residential at Lot 9000 Hidden Valley Close, Dongara).

Department of Biodiversity, Conservation and Attractions – Midwest Region has no comments on the application.

Kind regards,

**Tyla Naude** | Personal Assistant to Allison Donovan | Midwest Region  
**Parks and Wildlife Service | Department of Biodiversity, Conservation and Attractions**  
Level 1, The Foreshore Centre, 201 Foreshore Drive, Geraldton, Western Australia, 6530  
PO Box 72, Geraldton, WA, 6531  
ph. (08) 9964 0901 f. 9964 0977 m. 0457 536 935  
e. [tyla.naude@dbca.wa.gov.au](mailto:tyla.naude@dbca.wa.gov.au) | w. [www.dbca.wa.gov.au](http://www.dbca.wa.gov.au)



**From:** Celeste McGuigan <[cmcguigan@irwin.wa.gov.au](mailto:cmcguigan@irwin.wa.gov.au)>  
**Sent:** Wednesday, April 30, 2025 9:33 AM  
**Subject:** PUBLIC CONSULTATION - LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22

[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.

Dear Sir / Madam,

**RE: LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22, REZONING FROM RESIDENTIAL R12.5 TO RURAL RESIDENTIAL LOT 9000 HIDDEN VALLEY CLOSE, DONGARA**

Notice is hereby given the local government of the Shire of Irwin has prepared the abovementioned scheme amendment for the purpose of rezoning Lot 9000 Hidden Valley Close, Dongara from Residential R12.5 to Rural Residential.



**mainroads**  
WESTERN AUSTRALIA

## Submission 9

Enquiries: Mark Willson  
Our Ref: 002-503  
Your Ref: P24-69 / A5633

11-13 Waldeck Street  
Dongara WA 6525  
Email: [cmcguigan@irwin.wa.gov.au](mailto:cmcguigan@irwin.wa.gov.au)

Dear Sir/Madam

**LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22, REZONING FROM  
RESIDENTIAL R12.5 TO RURAL RESIDENTIAL  
LOT 9000 HIDDEN VALLEY CLOSE, DONGARA**

Thank you for consulting Main Roads on the amendment proposal.

The proposed amendment area is not located within or adjacent to a road reserve under Main Roads jurisdiction. Additionally, Main Roads has no current plans in the area that would affect Lot.

Accordingly, Main Roads does not object to the proposal and has no further comments.

Main Roads requests a copy of the Commission's final determination to be sent to  
[mwgplanning@mainroads.wa.gov.au](mailto:mwgplanning@mainroads.wa.gov.au)

If you have any queries, please do not hesitate to contact Mark Willson on 9956 1234.

Yours Sincerely

*Mark Willson*

(on behalf of)

**NETWORK MANAGER  
MID WEST-GASCOYNE REGION**



**Murray Connell**

---

**From:** Valerie Shrubb <Valerie.Shrubb@dwer.wa.gov.au>  
**Sent:** 12 June 2025 9:24 AM  
**To:** Celeste McGuigan  
**Cc:** Shire Of Irwin  
**Subject:** LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22, REZONING FROM RESIDENTIAL R12.5 TO RURAL RESIDENTIAL, LOT 9000 HIDDEN VALLEY CLOSE, DONGARA

You don't often get email from valerie.shrubb@dwer.wa.gov.au. [Learn why this is important](#)

OFFICIAL

Dear Celeste,

***LOCAL PLANNING SCHEME No. 5 – AMENDMENT No. 22, REZONING FROM RESIDENTIAL R12.5 TO RURAL RESIDENTIAL, LOT 9000 HIDDEN VALLEY CLOSE, DONGARA***

Thank you for providing the planning advice request for the Department of Water and Environmental Regulation (DWER) to consider.

DWER has identified that the proposed activity has the potential for impact on environment and water resource values. Key issues and recommendations are provided below, and these matters should be addressed.

***Sensitive water resource area***

The majority of Lot 9000 is mapped as a sensitive water resource area, due the site being within two kilometres of the estuarine area of the Irwin River. As stated in the planning report, the Government Sewerage Policy will apply to any proposal for on-site sewage disposal. A minimum lot size of 1 hectare will apply to this area, and it will need to be demonstrated, through a site and soil evaluation that the site can meet the minimum groundwater separation requirements of the policy.

DWER should be notified of any modifications to the public consultation request or planning advice request that may have implications on aspects of environment and/or water management, to enable the implications to be assessed.

Please be advised that the preferred contact details for the regional DWER office is [midwestgascoyne@dwer.wa.gov.au](mailto:midwestgascoyne@dwer.wa.gov.au) and correspondence should be sent to this address to enable a prompt response.

Please contact me if you require any further information.

Yours sincerely,

Valerie Shrubb

Acting District Manager Gascoyne  
Midwest Gascoyne Region  
Approvals – Statewide Delivery

Department of Water and Environmental Regulation  
211 Robinson Street Carnarvon WA 6701  
PO Box 81, Carnarvon WA 6701





# Ordinary Council Meeting

22 July 2025

Item DEV 02-07/25  
Attachment 3  
Schedule of Submissions

## Schedule of Submissions – Shire of Irwin Local Planning Scheme No. 5 – Amendment No. 22

Submission Number	Submitter	Summary of Submission	Comment
1	Department of Planning, Lands & Heritage (DPLH) – Aboriginal Heritage	There are no comments or objections that we wish to provide.	<b>Note submission.</b>
2	Roberts & Parker – Public	Support in principle.	<b>Note submission.</b>
		Larger block sizes, minimum 1 hectare, will help preserve the semi-rural character of the area and reduce potential over-development. Rural residential zoning is more appropriate given the surrounding land use.	
		<u>Fire Risk and Emergency Access</u>	<b>Note submission.</b>
		The area in question is known to be fire prone, with only a single point of access via Philby Road onto Brennand Road which presents a serious concern in the event of a bushfire or other emergency. Given the limited access and steep terrain, we would strongly request a detailed risk assessment from Fire and Emergency Services.	Given the amendment will not intensify land use it is exempt from State Planning Policy 3.7 – Bushfire (SPP 3.7). However the issue of bushfire will be addressed the subdivision stage.
		<u>Access via Right of Way Adjacent</u>	<b>Note submission.</b>
		The proposed access to the land is via a right of way and request that any development or upgrade of this access minimises noise, dust and disruption to existing residents; maintains adequate buffers to protect privacy; considers long term maintenance and ownership responsibility for the access route.	The site has legal frontage to Hidden Valley Close and via a right of way to Brennand Road. Access issues will be addressed as part of the subdivision process.
		There is also concern regarding the increased traffic along Brennand Road with potentially an extra 38 residences.	Implementation of the amendment will reduce the intensity of development and associated traffic. Brennand Road is identified in the draft Local Planning Strategy as a future local distributor road.
		<u>Land Clearing and Environmental concerns</u>	<b>Note submission.</b>
		Any clearing of vegetation be limited and subject to environmental review. A buffer zone of uncleared land between existing residences along Brennand Road and any new development would be advantageous.	Implementation of the amendment will reduce the intensity of development and may facilitate enhanced protection of environmental values than the existing zone.
			This issue will be addressed as part of the subdivision / development process, noting that building envelopes may be incorporated into the lots.

## Schedule of Submissions – Shire of Irwin Local Planning Scheme No. 5 – Amendment No. 22

Submission Number	Submitter	Summary of Submission	Comment
3	Western Power	Unfortunately request for comment can't be provided without a formal application and the investigation by Western Power that follows.	<p><b>Note submission.</b></p> <p>The amendment was formally referred to Western Power for comment via the appropriate contact email.</p>
4	Noyes – Public	<p>Object.</p> <p>What % of the land can be cleared and will there be erosion issues?</p>	<p><b>Note submission.</b></p> <p>Implementation of the amendment will reduce the intensity of development and may facilitate enhanced protection of environmental values than the existing zone.</p> <p>Some clearing will still be required and issues regarding vegetation protection and soil stabilisation will be addressed as part of the subdivision and development process.</p>
5	Hughes & Miller – Public	There are 2 plans within the Amendment showing 78 blocks averaging 4,000m <sup>2</sup> . In section 3.3 it states that it will provide up to 38 lots. If the zoning is changed, 38 Lots or less would be preferable.	<p><b>Note submission.</b></p> <p>The plans in the amendment report refer to an earlier approved subdivision (WAPC Ref: 160130) and was provided to give background context.</p> <p>The rezoning will facilitate future subdivision to lots of a minimum size of 1 hectare, thus reducing the overall lot yield from the previous subdivision proposal.</p>
		A buffer zone be integrated into any new zoning.	<p><b>Note submission.</b></p> <p>Implementation of the amendment will reduce the intensity of development and may facilitate enhanced protection of environmental values than the existing zone.</p> <p>This issue will be addressed as part of the subdivision / development process, noting that building envelopes may be incorporated into the lots.</p>

## Schedule of Submissions – Shire of Irwin Local Planning Scheme No. 5 – Amendment No. 22

Submission Number	Submitter	Summary of Submission	Comment
5 continued		A substantial EPA report for the rezoning should be done.	<p><b>Note submission.</b></p> <p>The Environmental Protection Authority (EPA) is required to assess the amendment under the <i>Environmental Protection Act 1986</i>. The EPA advised that the amendment should not be assessed and provided advice regarding the retention of vegetation and fauna habitat in future stages of the development.</p>
		There is only one official right of way to the property from Brennand Road. Clarity is required regarding safe access from more than one point into the new zoning area.	<p><b>Note submission.</b></p> <p>The site has legal frontage to Hidden Valley Close and via a right of way to Brennand Road. Access issues will be addressed as part of the subdivision process.</p>
		A detailed report from the Fire and Emergency Services would be essential given the terrain and limited access to the area.	<p><b>Note submission.</b></p> <p>Given the amendment will not intensify land use it is exempt from State Planning Policy 3.7 – Bushfire (SPP 3.7). However the issue of bushfire will be addressed the subdivision stage.</p>
		The zoning will negate the necessity to supply sewerage and water supply. Will this impact the report from EPA?	<p><b>Note submission.</b></p> <p>Any future subdivision will require the provision of a reticulated water supply. Lots of the 1 hectare minimum size proposed would not need to provide reticulated sewer connection subject to an assessment of the suitability of the soils for on-site effluent disposal.</p> <p>The issue of servicing infrastructure will be addressed as part of the subdivision process.</p>

## Schedule of Submissions – Shire of Irwin Local Planning Scheme No. 5 – Amendment No. 22

Submission Number	Submitter	Summary of Submission	Comment
6	Irwin Districts Historical Society Inc	<p>No objection.</p> <p>The lower density outcome will provide a better transition through Lot 9000 between the Crown reserves on the west and the Brennand Road development on the east.</p> <p>Agree that any future subdivision layout will respond to the topography of the land and will better retain the undulating sandhills character of this area, which is an improvement on the currently approved subdivision that ignores the natural topography.</p>	<b>Note submission.</b>
		<p>At whatever is the appropriate point in the processes between rezoning and a final development approval, consideration be given to locating any public open space or parkland in the future subdivision immediately adjacent to R23600 Dongara Nature Reserve.</p>	<p><b>Note submission.</b></p> <p>Although public open space is not required as part of rural residential subdivisions, there may be an opportunity to protect vegetation as part of the subdivision / development process, noting that building envelopes may be incorporated into the lots.</p>
7	Department of Fire and Emergency Services (DFES)	<p>The amendment proposes to reduce the overall lot yield for a future subdivision. Given the amendment will not intensify land use at this location, the amendment may be exempt from applying State Planning Policy 3.7 – Bushfire (SPP 3.7).</p>	<p><b>Note submission.</b></p> <p>The amendment is considered to be exempt from SPP 3.7 as there is no intensification of development.</p>
		<p>Given the extreme broader landscape at this location, ensuring that there are multiple vehicle access routes, sufficient water for firefighting and appropriate mechanisms to reduce the bushfire hazard to future dwellings, consideration should be given to SPP 3.7 at the earliest possible planning stage.</p> <p>There appears to be a reliance on road connections outside the lot boundary and a number of no-through roads. The amendment report should make no commitments to the subdivision design as depicted on the BAL Contour Map as it may conflict with the requirements of SPP 3.7, including the use of perimeter roads and the provision of hazard separation.</p>	<p><b>Note submission.</b></p> <p>The issue of bushfire and compliance with SPP 3.7 will be addressed as part of the subdivision process.</p>
8	Department of Biodiversity, Conservation and Attractions (DBCA)	No comments.	<b>Note submission.</b>

### Schedule of Submissions – Shire of Irwin Local Planning Scheme No. 5 – Amendment No. 22

Submission Number	Submitter	Summary of Submission	Comment
9	Main Roads WA (MRWA)	MRWA has no current plans in the area that would affect the Lot. Does not object and has no further comments.	<b>Note submission.</b>
10	Department of Water and Environmental Regulation (DWER)	<p><u>Sensitive water resource area</u></p> <p>The majority of Lot 9000 is mapped as a sensitive water resource area. The Government Sewerage Policy will apply to any proposal for on-site sewage disposal. A minimum lot size of 1 hectare will apply to this area, and it will need to be demonstrated, through a site and soil evaluation that the site can meet the minimum groundwater separation requirements of the policy.</p>	<p><b>Note submission.</b></p> <p>The issue of on-site effluent disposal will be addressed as part of the subdivision process.</p>