SHIRE OF SHARK BAY NOTICE OF MEETING

29 July 2026

ORDINARY COUNCIL MEETING AGENDA

"BY THE BAY" OPENING NIGHT
Photo Credit: Ash Cramond Studios

DISCLAIMER

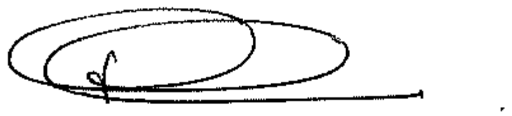
No responsibility whatsoever is implied or accepted by the Shire of Shark Bay for any act, omission or statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with Council members or staff.

The Shire of Shark Bay disclaims any liability for any loss 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 Council/Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by a member or officer of the Shire of Shark Bay during the course of any meeting is not intended to be and is not to be taken as notice of approval from the Shire of Shark Bay.

The Shire of Shark Bay advises that no action should be taken on any application or item discussed at a Council meeting and should only rely on **WRITTEN ADVICE** of the outcome and any conditions attaching to the decision made by the Shire of Shark Bay.

The next Ordinary meeting of the Shark Bay Shire Council will be held in the Council Chamber at the Shark Bay Recreation Centre, Francis Street, Denham on 29 July 2026 commencing at 1.00 pm.



Dale Chapman
Chief Executive Officer
22 July 2026

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1.0 DECLARATION OF OPENING

The President will declare the meeting open.

2.0 ACKNOWLEDGEMENT OF COUNTRY

I would like to acknowledge the Malgana People as the traditional custodians of the land and sea in and around the Shire of Shark Bay.
I pay my respects to their Elders past, present and emerging.

3.0 RECORD OF ATTENDANCES / APOLOGIES / LEAVE OF ABSENCE GRANTED

ATTENDANCES

Cr P Stubberfield	President
Cr M Smith	Deputy President
Cr L Bellottie	
Cr E Fenny	
Cr A Johns	
Cr G Ridgley	

Mr D Chapman	Chief Executive Officer
Ms M Fanali	Executive Manager Community Development
Mr B Galvin	Works Manager
Mrs R Mettam	Executive Assistant

APOLOGIES

Cr C Cowell	Refer Item 6.1 of this agenda

VISITORS

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS ON NOTICE

5.0 PUBLIC QUESTION TIME

6.0 APPLICATIONS FOR LEAVE OF ABSENCE

6.1 APPLICATION FOR LEAVE OF ABSENCE – COUNCILLOR COWELL
GV00020

Author
Executive Assistant

Disclosure of any Interest
Declaration of Interest:
Nature of Interest:

Moved Cr
Seconded Cr

Officers Recommendation
Councillor Cowell is granted leave of absence in accordance with Section 2.25 of the *Local Government Act 1995* for the Ordinary meeting of Council scheduled to be held on Wednesday 29 July 2026.

Background
Councillor Cowell has applied for leave of absence from the ordinary meeting of Council scheduled for Wednesday 29 July 2026. The Council in accordance with Section 2.25 of the ***Local Government Act 1995*** as amended may by resolution grant leave of absence to a member.

Comment
Councillor Cowell has advised the Chief Executive Officer, that he will be unable to attend the Ordinary meeting of Council scheduled to be held on Wednesday 29 July 2026 and has requested leave of absence be granted by Council for this meeting.

I advised it would be prudent to seek Council's approval for the leave to ensure that obligations have been met in accordance with the Local Government Act.

The Council may consider not granting Councillor Cowell leave of absence but must include the reasons for the refusal for not granting the leave in the resolution.

Legal Implications

Local Government Act 1995 Section 2.25 Disqualification for Failure to Attend Meetings

(1) A council may, by resolution grant leave of absence to a member.
(2) Leave is not to be granted to a member in respect of more than 6 consecutive ordinary meetings of the council without the approval of the minister.
(3) The granting of leave, or refusal to grant leave and reasons for that refusal, is to be recorded in the minutes for the meeting.
(4) A member who is absent, without first obtaining leave of the council, throughout 3 consecutive ordinary meetings of the council is disqualified from continuing his or her membership of the council.

(5) The non-attendance of a member at the time and place appointed for an ordinary meeting of the council does not constitute absence from an ordinary meeting of the council –

a) If no meeting of the council at which a quorum is present is actually held on that day; or
b) If the non attendance occurs while –
   i. the member has ceased to act as a member after written notice has been given to the member under section 2.27(3) and before written notice has been given to the member under section 2.27(5)
   ii. while proceedings in connection with the disqualification of the member have been commenced or are pending; or
   iii. while the election of the member is disputed and proceedings relating to the disputed election have been commenced and are pending

<u>Policy Implications</u>
There are no policy implications relative to this report.

<u>Financial Implications</u>
There are no financial implications relative to this report.

<u>Strategic Implications</u>
There are no strategic implications relative to this report.

<u>Voting Requirements</u>
Simple Majority Required

<u>Signatures</u>
Chief Executive Officer D Chapman

Date of Report 13 July 2026

7.0 PETITIONS

8.0 CONFIRMATION OF MINUTES

8.1 CONFIRMATION OF THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON JUNE 24, 2026

Moved Cr
Seconded Cr

Officer Recommendation
That the minutes of the Ordinary Council meeting held on 24 June 2026, as circulated to all Councillors, be confirmed as a true and accurate record.

9.0 ANNOUNCEMENTS BY THE CHAIR

10.0 FINANCE REPORT

10.1 SCHEDULE OF ACCOUNTS PAID TO BE RECEIVED
CM00017

Author
Finance Officer / Accounts Payable

Disclosure of any Interest
Declaration of Interest:
Nature of Interest:

Moved Cr
Seconded Cr

Officer Recommendation
That the cheques and electronic payments as per the attached schedules of accounts for payment totalling $1,711,190.92 be accepted.

Comment
The schedules of accounts for payment covering -

Municipal fund BPay payment for the month of June 2026 totalling $1,549.74.

Municipal fund credit card direct debits for the month of June 2026 totalling $20,716.92.

Municipal fund direct debits to Council for the month of June 2026 totalling $38,131.74.

Municipal fund account electronic payment numbers MUNI 34984 to 35094 totalling $1,650,792.52; and

Municipal fund account for June 2026 payroll totalling $124,684.73.

The schedule of accounts submitted to each member of Council on 24 July 2026 has been checked and are fully supported by vouchers and invoices. All vouchers and invoices have been duly certified as to the receipt of goods and services and the cost of goods and services received. Please refer to the confidential attachment.

LEGAL IMPLICATIONS
Section 13.3 of the Local Government (Financial Management) Regulations 1996 requires that a list of payments be presented to Council on a monthly basis.

POLICY IMPLICATIONS
There are no policy implications associated with this item.

FINANCIAL IMPLICATIONS
The payments listed have been disbursed throughout the month.

STRATEGIC IMPLICATIONS
Outcome 1.2 To improve fiscal management practices and procedures and maximise operating revenue and social capital.

RISK MANAGEMENT
These payments have been paid and are subject to internal checks and appraisals and therefore are considered a low risk to council.

Voting Requirements
Simple Majority Required

Signature

Manager Finance & Administration	*J Green*
Chief Executive Officer	*D Chapman*
Date of Report	15 July 2026

10.2 FINANCIAL REPORTS TO 30 JUNE 2026
CM00017

Author
Chief Executive Officer

Disclosure of Any Interest
Declaration of Interest:
Nature of Interest:

Moved Cr
Seconded Cr

Officer Recommendation
That the monthly financial report to 30 June 2026 as attached be received.

Comment
As per the requirements of Section 6.4 of the *Local Government Act 1995* and Regulation 34 of the *Local Government Accounting (Financial Management) Regulations 1996*, the following monthly financial reports to **30 June 2026** are attached. Please note that these reports are not the final as the final report will be presented after audit process along with the Annual Report to the 30 June 2026.

VARIANCE ANALYSIS
Revenue from operating activities - Actual operating revenue as of 30 June 2026 was $2,500,992 greater than year to date budget.

Revenue from Grants, Subsides and Contributions was $2,278,542 greater than year to date budget, primarily driven by the advance payment of the 2026/2027 Financial Assistance Grant from the WA Government Grants Commission.

Other Revenue was $170,280 greater than year to date budget due to the reversal of expected credit loss adjustment after receiving payment in full.

Expenditure from operating activities - Actual operating expenditure as of 30 June 2026 is less than year to date budget by $1,806,073.

The operating expenditure variance is primarily due to less than year to date expenditure in Employee Costs $585,056 and Materials and Contracts $895,358 due to savings spread across many areas, please refer to page 6 Explanation of Material Variances for further detail.

Revenue from capital activities – Actual capital income as of 30 June 2026 is $548,177 less than year to date budget due to several budgeted grants not received. Separately, funds already received for Seroja Resilience Funding and the Essential

Worked Accommodation are being held as income received in advance (contract liability) and will be recognised as revenue once the related work is done.

Expenditure from capital activities – Actual expenditure from capital activities as of 30 June 2026 is $4,228,962 less than year to date budget primarily due to underspend on the Essential Worker Accommodation Project.

LEGAL IMPLICATIONS
Section 34 of the Local Government (Financial Management) Regulations 1996 requires a financial report to be submitted to Council monthly.

POLICY IMPLICATIONS
There are no policy implications associated with this item.

FINANCIAL IMPLICATIONS
The financial report shows that the finances of the Shire are in line with its adopted budget.

STRATEGIC IMPLICATIONS
Outcome 7 - A transparent, resilient organisation demonstrating leadership and governance.

> Strategy 7.2 – Provide appropriate services to the community in a professional and efficient manner.
>
> Action 7.2.2 – Maintain accountability and financial responsibility in accordance with Long Term Financial Plan.

RISK MANAGEMENT
The financial report reports on the current financial status, and this is currently viewed as a low risk to Council.

Voting Requirements
Simple Majority Required

Signature
Chief Executive Officer *D Chapman*

Date of Report 21 July 2026

SHIRE OF SHARK BAY

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 30 June 2026

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF SHARK BAY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

	Note	Amended Budget Estimates (a)	YTD Budget Estimates (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		2,093,692	2,093,692	**2,097,586**	3,894	0.19%	
Grants, subsidies and contributions		2,310,398	2,310,398	**4,588,940**	2,278,542	98.62%	▲
Fees and charges		2,019,955	2,019,955	**2,068,559**	48,604	2.41%	
Interest revenue		281,514	281,514	**291,684**	10,170	3.61%	
Other revenue		240,138	240,138	**410,418**	170,280	70.91%	▲
Profit on asset disposals		54,377	54,377	**43,879**	(10,498)	(19.31%)	
		7,000,074	**7,000,074**	**9,501,066**	2,500,992	35.73%	
Expenditure from operating activities							
Employee costs		(3,189,413)	(3,189,413)	**(2,604,357)**	585,056	18.34%	▲
Materials and contracts		(3,426,639)	(3,426,639)	**(2,531,281)**	895,358	26.13%	▲
Utility charges		(220,068)	(220,068)	**(241,610)**	(21,542)	(9.79%)	
Depreciation		(5,539,681)	(5,539,681)	**(5,255,294)**	284,387	5.13%	
Finance costs		(100,848)	(100,848)	**(118,823)**	(17,975)	(17.82%)	
Insurance		(257,560)	(257,560)	**(241,147)**	16,413	6.37%	
Other expenditure		(246,123)	(246,123)	**(199,295)**	46,828	19.03%	▲
Loss on asset disposals		(20,275)	(20,275)	**(2,727)**	17,548	86.55%	
		(13,000,607)	**(13,000,607)**	**(11,194,534)**	1,806,073	13.89%	
Non cash amounts excluded from operating activities	2(c)	5,505,579	5,505,579	**5,210,009**	(295,570)	(5.37%)	
Amount attributable to operating activities		**(494,954)**	**(494,954)**	**3,516,541**	4,011,495	810.48%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		1,583,424	1,583,424	**1,046,611**	(536,813)	(33.90%)	▼
Proceeds from disposal of assets		170,455	170,455	**159,091**	(11,364)	(6.67%)	
		1,753,879	**1,753,879**	**1,205,702**	(548,177)	(31.26%)	
Outflows from investing activities							
Payments for property, plant and equipment		(5,312,706)	(5,312,706)	**(1,276,681)**	4,036,025	75.97%	▲
Payments for construction of infrastructure		(1,512,368)	(1,512,368)	**(1,319,431)**	192,937	12.76%	▲
		(6,825,074)	**(6,825,074)**	**(2,596,112)**	4,228,962	61.96%	
Amount attributable to investing activities		**(5,071,195)**	**(5,071,195)**	**(1,390,410)**	3,680,785	72.58%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfer from reserves		1,560,000	1,560,000	**0**	(1,560,000)	(100.00%)	▼
		1,560,000	**1,560,000**	**0**	(1,560,000)	(100.00%)	
Outflows from financing activities							
Repayment of borrowings		(200,500)	(200,500)	**(200,500)**	0	0.00%	
Transfer to reserves		(664,457)	(664,457)	**(139,505)**	524,952	79.00%	▲
		(864,957)	**(864,957)**	**(340,005)**	524,952	60.69%	
Non-cash amounts excluded from financing activities	2(d)	2,000,000	2,000,000	**0**	(2,000,000)	(100.00%)	▼
Amount attributable to financing activities		**2,695,043**	**2,695,043**	**(340,005)**	(3,035,048)	(112.62%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	2(a)	2,871,106	2,871,106	**2,871,107**	1	0.00%	
Amount attributable to operating activities		(494,954)	(494,954)	**3,516,541**	4,011,495	810.48%	▲
Amount attributable to investing activities		(5,071,195)	(5,071,195)	**(1,390,410)**	3,680,785	72.58%	▲
Amount attributable to financing activities		2,695,043	2,695,043	**(340,005)**	(3,035,048)	(112.62%)	▼
Surplus or deficit after imposition of general rates		**0**	**0**	**4,657,233**	4,657,233	0.00%	

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 3 for an explanation of the reasons for the variance.

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

Note: Grants, subsidies and contributions include $2,434,839 relating to the 2026/2027 Financial Assistance Grant allocation.

SHIRE OF SHARK BAY
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2026

	Actual 30 June 2025	Actual as at 30 June 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	10,595,904	12,410,193
Trade and other receivables	486,884	401,826
Inventories	135,734	135,734
Contract assets	405,331	194,629
Other assets	0	20,000
TOTAL CURRENT ASSETS	11,623,853	13,162,382
NON-CURRENT ASSETS		
Trade and other receivables	11,720	15,853
Other financial assets	39,810	39,810
Property, plant and equipment	31,702,791	31,280,643
Infrastructure	69,741,336	67,386,363
TOTAL NON-CURRENT ASSETS	101,495,657	98,722,669
TOTAL ASSETS	113,119,510	111,885,051
CURRENT LIABILITIES		
Trade and other payables	756,687	491,307
Other liabilities	474,137	370,379
Borrowings	200,500	0
Employee related provisions	181,312	163,348
TOTAL CURRENT LIABILITIES	1,612,636	1,025,034
NON-CURRENT LIABILITIES		
Borrowings	2,352,095	2,352,095
Employee related provisions	36,862	36,862
TOTAL NON-CURRENT LIABILITIES	2,388,957	2,388,957
TOTAL LIABILITIES	4,001,593	3,413,991
NET ASSETS	**109,117,917**	**108,471,060**
EQUITY		
Retained surplus	40,822,326	40,035,964
Reserve accounts	5,340,610	5,480,115
Revaluation surplus	62,954,981	62,954,981
TOTAL EQUITY	**109,117,917**	**108,471,060**

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

SHIRE OF SHARK BAY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 15 July 2026

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

MATERIAL ACCOUNTING POLCIES
Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

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

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits

SHIRE OF SHARK BAY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity	Note	Amended Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 June 2026
Current assets		$	$	$
Cash and cash equivalents		10,595,904	10,595,904	12,410,193
Trade and other receivables		558,931	486,884	401,826
Inventories		135,734	135,734	135,734
Contract assets		405,331	405,331	194,629
Other assets		0	0	20,000
		11,695,900	11,623,853	13,162,382
Less: current liabilities				
Trade and other payables		(828,735)	(756,687)	(491,307)
Other liabilities		(474,137)	(474,137)	(370,379)
Borrowings		(200,500)	(200,500)	0
Employee related provisions		(181,312)	(181,312)	(163,348)
		(1,684,684)	(1,612,636)	(1,025,034)
Net current assets		10,011,216	10,011,217	12,137,348
Less: Total adjustments to net current assets	2(b)	(7,140,110)	(7,140,110)	(7,480,115)
Closing funding surplus / (deficit)		**2,871,106**	**2,871,107**	**4,657,233**
(b) Current assets and liabilities excluded from budgeted deficiency				
Adjustments to net current assets				
Less: Reserve accounts		(5,340,610)	(5,340,610)	(5,480,115)
Less: Unspent loans		(2,000,000)	(2,000,000)	(2,000,000)
Add: Current liabilities not expected to be cleared at the end of the year				
- Current portion of borrowings		200,500	200,500	0
Total adjustments to net current assets	2(a)	**(7,140,110)**	**(7,140,110)**	**(7,480,115)**

	Amended Budget Estimates 30 June 2026	YTD Budget Estimates 30 June 2026	YTD Actual 30 June 2026
	$	$	$
(c) Non-cash amounts excluded from operating activities			
Adjustments to operating activities			
Less: Profit on asset disposals	(54,377)	(54,377)	(43,879)
Add: Loss on asset disposals	20,275	20,275	2,727
Add: Depreciation	5,539,681	5,539,681	5,255,294
Non-cash movements in non-current assets and liabilities:			
- Pensioner deferred rates	0	0	(4,133)
Total non-cash amounts excluded from operating activities	**5,505,579**	**5,505,579**	**5,210,009**
(d) Non-cash amounts excluded from financing activities			
Adjustments to financing activities			
Unspent loans	2,000,000	2,000,000	0
Total non-cash amounts excluded from financing activities	**2,000,000**	**2,000,000**	**0**

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

SHIRE OF SHARK BAY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is $20,000 and 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Grants, subsidies and contributions	2,278,542	98.62%	▲
Advance payment of Financial Assistance Grant from the WA Local Government Grants Commission. This was partly offset by other operating grants and contributions received either below budget or held as contract liabilities.		Permanent	
Other revenue	170,280	70.91%	▲
Reversal of expected credit loss (ECL) adjustment after receiving payment in full.		Permanent	
Expenditure from operating activities			
Employee costs	585,056	18.34%	▲
Salaries, wages and associated on-costs were below budget because of staff vacancies through the year, with a small amount of employee-cost reimbursements received further reducing the net cost.		Timing	
Materials and contracts	895,358	26.13%	▲
Savings were spread across many areas, including audit fees, the regulation 17 review, fair-value asset valuations, the policy and local-laws review, community events and festivals, independent living unit maintenance, domestic refuse collection and refuse-site operations, recycling, regional arts venues, website development, town-street and drainage maintenance, Main Roads WA works on Monkey Mia Road and Shark Bay Road, and plant operating costs.		Timing	
Private works, consultant fees, Council assistance program, and vehicle costs YTD actuals higher than budget.		Timing	
Other expenditure	46,828	19.03%	▲
Spending on the Council assistance program and refund expenditure finished the year below budget.		Timing	
This was partly offset by Emergency Management consultant fees, which were higher than budgeted.		Permanent	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(536,813)	(33.90%)	▼
Several budgeted capital grants were not received in line with the budget — mainly for the Roads to Recovery seawall revetment project, the recreational fishing grant and Department of Biodiversity, Conservation and Attractions (DBCA) grants. Separately, funds already received for the Cyclone Seroja recovery and the essential-worker accommodation grant are being held as income received in advance (a contract liability) and will be recognised as revenue once the related work is done.		Timing	
Outflows from investing activities			
Payments for property, plant and equipment	4,036,025	75.97%	▲
Most of the underspend relates to the Essential Worker Accommodation building project. Smaller underspends include staff housing, the Shark Bay Discovery Centre lighting upgrade, the animal shelter, the digital TV upgrade and various plant and equipment. Full project-by-project detail is in Note 5 of the supplementary information.		Timing	
Payments for construction of infrastructure	192,937	12.76%	▲
The underspend is mainly in public-facility projects (about $143,800), including the community precinct placemaking works, town oval reticulation, CCTV at the Discovery Centre and the fish cleaning facility, together with a smaller underspend on the Roads to Recovery town-streets program (about $48,000). The major road programs — the Regional Roads Group and Roads to Recovery — were substantially completed. Project detail is in Note 5 of the supplementary information.		Timing	
Transfer from reserves	(1,560,000)	(100.00%)	▼
Reserve transfers had not been undertaken at the time of reporting.		Timing	
Outflows from financing activities			
Transfer to reserves	524,952	79.00%	▲
Reserve transfers had not been undertaken at the time of reporting with the exception of interest earned.		Timing	
Non-cash amounts excluded from financing activities	(2,000,000)	(100.00%)	▼
Loan borrowings for Essential Worker Accommodation project have not been spent.		Timing	

SHIRE OF SHARK BAY

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

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

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	$2.87 M	$2.87 M	$2.87 M	$0.00 M
Closing	$0.00 M	$0.00 M	$4.66 M	$4.66 M

Refer to Statement of Financial Activity

Cash and cash equivalents

	$12.41 M	% of total
Unrestricted Cash	$6.93 M	55.8%
Reserve Accounts	$5.48 M	44.2%

Refer to 3 - Cash and Financial Assets

Payables

	$0.49 M	% Outstanding
Trade Payables	$0.09 M	
0 to 30 Days		48.8%
Over 30 Days		51.2%
Over 90 Days		22.8%

Refer to 9 - Payables

Receivables

	$0.34 M	% Collected
Rates Receivable	$0.06 M	97.3%
Trade Receivable	$0.34 M	% Outstanding
Over 30 Days		44.2%
Over 90 Days		30.3%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($0.49 M)	($0.49 M)	$3.52 M	$4.01 M

Refer to Statement of Financial Activity

Rates Revenue

YTD Actual	$2.10 M	% Variance
YTD Budget	$2.09 M	0.2%

Grants and Contributions

YTD Actual	$4.59 M	% Variance
YTD Budget	$2.31 M	98.6%

Refer to 12 - Grants and Contributions

Fees and Charges

YTD Actual	$2.07 M	% Variance
YTD Budget	$2.02 M	2.4%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($5.07 M)	($5.07 M)	($1.39 M)	$3.68 M

Refer to Statement of Financial Activity

Proceeds on sale

YTD Actual	$0.16 M	%
Amended Budget	$0.17 M	(6.7%)

Refer to 6 - Disposal of Assets

Asset Acquisition

YTD Actual	$1.32 M	% Spent
Amended Budget	$1.51 M	(12.8%)

Refer to 5 - Capital Acquisitions

Capital Grants

YTD Actual	$1.05 M	% Received
Amended Budget	$1.58 M	(33.9%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$2.70 M	$2.70 M	($0.34 M)	($3.04 M)

Refer to Statement of Financial Activity

Borrowings

Principal repayments	($0.20 M)
Interest expense	($0.08 M)
Principal due	$2.35 M

Refer to 10 - Borrowings

Reserves

Reserves balance	$5.48 M
Net Movement	$0.14 M

Refer to 4 - Cash Reserves

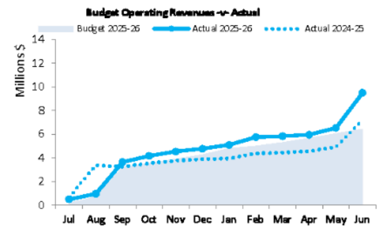
This information is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

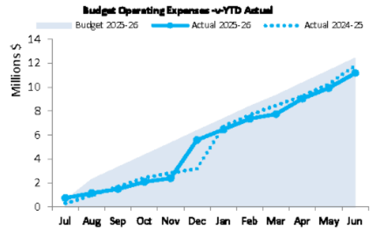
2 KEY INFORMATION - GRAPHICAL

OPERATING ACTIVITIES

OPERATING REVENUE

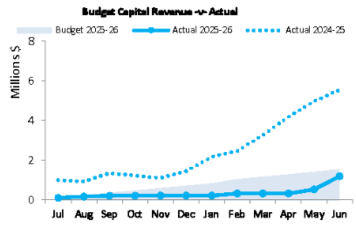


OPERATING EXPENSES

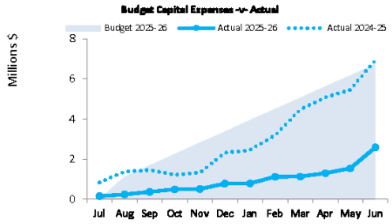


INVESTING ACTIVITIES

CAPITAL REVENUE

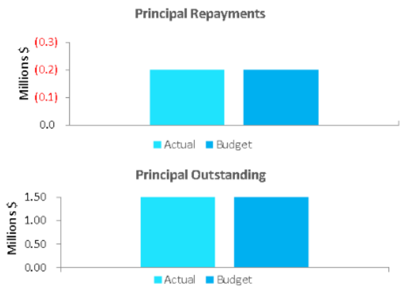


CAPITAL EXPENSES

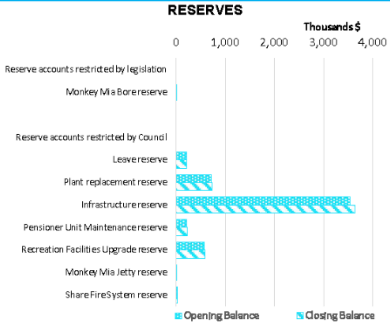


FINANCING ACTIVITIES

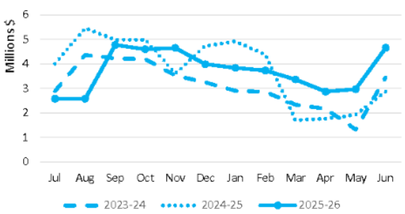
BORROWINGS



RESERVES



Closing funding surplus / (deficit)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

Please refer to the compilation report | 9

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Institution	Interest Rate	Maturity Date
		$	$	$			
Office Till Float		200	0	200	N/A	N/A	N/A
SBDC Till Float		500	0	500	N/A	N/A	N/A
Refuse Site Float		200	0	200	N/A	N/A	N/A
Municipal Fund Bank	Cash and cash equivalents	1,966,588	747,920	2,714,508	CBA	Variable	N/A
Municipal Telenet Saver - 7147	Cash and cash equivalents	0	1,330,259	1,330,259	CBA	Variable	N/A
SHERP Telenet Saver - 6571	Cash and cash equivalents	88,863	0	88,863	CBA	Variable	N/A
Reserve Telenet Saver - 6555	Cash and cash equivalents	0	2,336,433	2,336,433	CBA	Variable	N/A
Reserve Bank Account - 6520	Cash and cash equivalents	0	164	164	CBA	Variable	N/A
Reserve Bank Account - 6547	Cash and cash equivalents	109,496	1,065,339	1,174,835	CBA	Variable	N/A
CBA Term Deposit - 7106	Cash and cash equivalents	4,067,535	0	4,067,535	CBA	4.87%	Aug-26
Muni Bank Deposit - 6566	Cash and cash equivalents	696,696	0	696,696	CBA	Variable	N/A
Total		**6,930,078**	**5,480,115**	**12,410,193**			
Comprising							
Cash and cash equivalents		6,930,078	5,480,115	12,410,193			
		6,930,078	**5,480,115**	**12,410,193**			

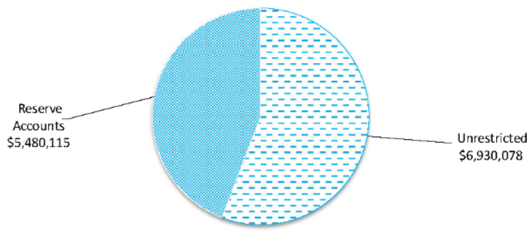
KEY INFORMATION

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

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 8 - Other assets.



SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

4 RESERVE ACCOUNTS

	Budget				Actual			
Reserve account name	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	$	$	$	$	$	$	$	$
Reserve accounts restricted by legislation								
Monkey Mia Bore reserve	14,999	15,000	0	29,999	14,999	0	0	14,999
Reserve accounts restricted by Council								
Leave reserve	211,638	6,772	0	218,410	211,638	5,547	0	217,185
Plant replacement reserve	713,619	22,836	0	736,455	713,619	18,693	0	732,312
Infrastructure reserve	3,546,044	592,516	(1,500,000)	2,638,560	3,546,044	92,887	0	3,638,931
Pensioner Unit Maintenance reserve	220,947	7,070	(60,000)	168,017	220,947	5,788	0	226,735
Recreation Facilities Upgrade reserve	577,289	18,473	0	595,762	577,289	15,122	0	592,411
Monkey Mia Jetty reserve	23,980	767	0	24,747	23,980	628	0	24,608
Share Fire System reserve	32,094	1,023	0	33,117	32,094	840	0	32,934
	5,340,610	**664,457**	**(1,560,000)**	**4,445,067**	**5,340,610**	**139,505**	**0**	**5,480,115**

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$
Buildings	4,417,272	4,417,272	680,743	(3,736,529)
Furniture & Office Equip.	76,000	76,000	781	(75,219)
Plant , Equip. & Vehicles	789,434	789,434	595,157	(194,277)
Heritage Assets	30,000	30,000	0	(30,000)
Acquisition of property, plant and equipment	**5,312,706**	**5,312,706**	**1,276,681**	**(4,036,025)**
Roads (Non Town)	636,309	636,309	635,110	(1,199)
Footpaths	60,000	60,000	60,060	60
Drainage/Culverts	58,000	58,000	58,000	0
Town Streets	475,582	475,582	427,586	(47,996)
Public Facilities	282,477	282,477	138,675	(143,802)
Acquisition of infrastructure	**1,512,368**	**1,512,368**	**1,319,431**	**(192,937)**
Total capital acquisitions	**6,825,074**	**6,825,074**	**2,596,112**	**(4,228,962)**
Capital Acquisitions Funded By:				
Capital grants and contributions	1,583,424	1,583,424	1,046,611	(536,813)
Other (disposals & C/Fwd)	170,455	170,455	159,091	(11,364)
Reserve accounts				
Infrastructure reserve	1,500,000	1,500,000	0	(1,500,000)
Pensioner Unit Maintenance reserve	60,000	60,000	0	(60,000)
Contribution - operations	3,511,195	3,511,195	1,390,410	(2,120,785)
Capital funding total	**6,825,074**	**6,825,074**	**2,596,112**	**(4,228,962)**

KEY INFORMATION

Initial recognition

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

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

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

Measurement after recognition

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

Reportable Value

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

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

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total
Level of completion indicators

0%
20%
40%
60%
80%
100%
Over 100%

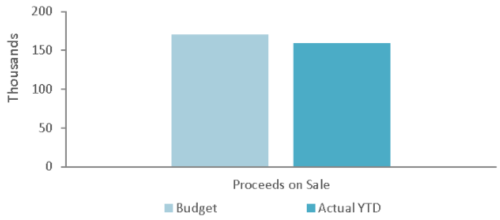
Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

	Account Description	Amended Current Budget	Year to Date Budget	Year to Date Actual	Variance (Under)/Over
Capital Expenditure					
Buildings					
25104775	SHERP - Community Housing Project	110,272	110,272	112,772	2,500
35304736	Sport and Recreation Buildings Capital Works	267,000	267,000	119,418	(147,582)
09128000	Capital Works Staff Housing	50,000	50,000	74,003	24,002
05204750	Staff Housing Capital Works	100,000	100,000	0	(100,000)
09102810	Capital Works - Essential Worker Accommodation	3,735,000	3,735,000	370,702	(3,364,298)
10202691	Animal Shelter - Capital	40,000	40,000	0	(40,000)
25104785	Independent Living Units Capital Works	30,000	30,000	0	(30,000)
30105583	Refuse Site Shop Floor	15,000	15,000	3,848	(11,152)
36004997	SBDC Lighting Upgrade	50,000	50,000	0	(50,000)
36005002	SBDC Energy Efficiency Assessment	20,000	20,000	0	(20,000)
Buildings Total		**4,417,272**	**4,417,272**	**680,743**	**(3,736,530)**
Furniture & Office Equip.					
05204975	Office Furniture & Equipment	30,000	30,000	0	(30,000)
35305506	Gymnasium Equipment	10,000	10,000	0	(10,000)
35504903	LOTTERYWEST FUNDING - LIBRARY UPGRADE EXP	36,000	36,000	193	(35,807)
36004990	SBDC - Furniture & Equipment	0	0	588	588
Furniture & Office Equip. Total		**76,000**	**76,000**	**781**	**(75,219)**
Plant , Equip. & Vehicles					
05205338	ADMIN Vehicle Replacement	51,500	51,500	58,295	6,795
30400760	Mortuary Fridge Unit - Capital	7,000	7,000	0	(7,000)
35405250	Digital TV Upgrade	100,000	100,000	23,559	(76,441)
36004998	SBDC Airconditioner Upgrade	13,000	13,000	0	(13,000)
36005003	SBDC Solar Inverters	15,000	15,000	0	(15,000)
45156790	Electronic Road Closed Sign - Useless Loop Road	30,000	30,000	0	(30,000)
45205475	Major Plant Items - Capital	20,000	20,000	4,375	(15,625)
45205484	Water Tanker	160,000	160,000	150,303	(9,697)
45205515	Rangers Vehicle	63,500	63,500	57,371	(6,129)
45205516	Dual Cab Ute - Country	63,500	63,500	58,295	(5,205)
45205520	Road Sweeper (Tow Along Broom)- Country Roads	67,000	67,000	64,084	(2,916)
45205519	Waste Truck	40,434	40,434	40,434	0
45205345	FORD RANGER UTE - EXTRA VEHICLE PURCHASE	63,500	63,500	58,295	(5,205)
05205335	CEO Vehicle Replacement	95,000	95,000	80,146	(14,854)
Plant , Equip. & Vehicles Total		**789,434**	**789,434**	**595,157**	**(194,278)**
Heritage Assets					
35605182	Heritage Stables Refurbishment	30,000	30,000	0	(30,000)
Heritage Assets Total		**30,000**	**30,000**	**0**	**(30,000)**
Roads (Non Town)					
45165670	Regional Roads Group - RRG	636,309	636,309	635,110	(1,199)
Roads (Non Town) Total		**636,309**	**636,309**	**635,110**	**(1,199)**
Footpaths					
45145250	Town Footpaths - Dual Use Path Construction	60,000	60,000	60,060	60
Footpaths Total		**60,000**	**60,000**	**60,060**	**60**
Town Streets					
45156690	Roads To Recovery - R2R	475,582	475,582	427,586	(47,996)
Town Streets Total		**475,582**	**475,582**	**427,586**	**(47,996)**
Public Facilities					
35205541	Seawall Upgrade - Capital Works	72,477	72,477	72,477	(0)
05204740	Community Precinct Placemaking Capital	20,000	20,000	0	(20,000)
30105581	Refuse Site Bunding	15,000	15,000	0	(15,000)
30405593	Cemetery Upgrade	10,000	10,000	0	(10,000)
35205525	Foreshore Public Facilities Upgrade/Improvements	15,000	15,000	13,698	(1,302)
35305511	Town Oval and Recreation Reticulation/Resurfacing	30,000	30,000	0	(30,000)
35305586	Parks & Gardens Capital Exp	20,000	20,000	11,305	(8,695)
45104725	Useless Loop Rd - Waste Fence	10,000	10,000	0	(10,000)
45156789	Temporary Fencing - Capital	10,000	10,000	7,948	(2,053)
45205319	Refuse Site Fuel Tank and Bowser	10,000	10,000	12,153	2,153
35205524	Fish Cleaning Facility - Rec Fish West Grant EXP	40,000	40,000	20,634	(19,366)
50104001	CCTV Installation - Shark Bay Discovery Centre External	30,000	30,000	0	(30,000)
35205548	Foreshore BBQ Replacement	0	0	460	460
Public Facilities Total		**282,477**	**282,477**	**138,675**	**(143,803)**
Drainage/Culverts					
45105875	Drainage/Sump Construction	58,000	58,000	58,000	0
Drainage/Culverts Total		**58,000**	**58,000**	**58,000**	**0**
Grand Total		6,825,074	6,825,074	2,596,112	(4,228,965)

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

6 DISPOSAL OF ASSETS

		Budget				YTD Actual			
Asset Ref.	**Asset description**	**Net Book Value**	**Proceeds**	**Profit**	**(Loss)**	**Net Book Value**	**Proceeds**	**Profit**	**(Loss)**
		$	$	$	$	$	$	$	$
	Plant and equipment								
	Water Tanker	32,548	20,000	0	(12,548)	0	0	0	0
MV211	Admin Vehicle	30,000	27,273	0	(2,727)	30,000	27,273	0	(2,727)
MV218	Dual Cab Ute- Ranger	20,468	40,000	19,532	0	16,337	40,000	23,663	0
MV220	Dual Cab Ute - Country	16,337	38,182	21,845	0	20,468	38,182	17,714	0
	Community Bus	10,000	5,000	0	(5,000)	0	0	0	0
MV222	Admin Ford	27,000	40,000	13,000	0	51,134	53,636	2,502	0
		136,353	**170,455**	**54,377**	**(20,275)**	**117,939**	**159,091**	**43,879**	**(2,727)**

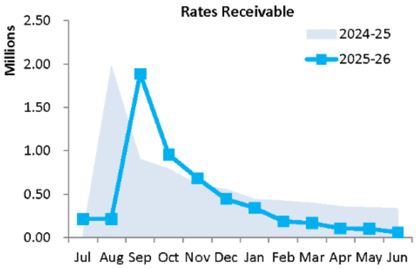


Please refer to the compilation report | 14

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

7 RECEIVABLES

Rates receivable	30 June 2025	30 Jun 2026
	$	$
Opening arrears previous year	39,466	161,185
Levied this year	1,779,510	2,097,586
Less - collections to date	(1,485,481)	(2,197,536)
Gross rates collectable	**333,495**	**61,235**
Allowance for impairment of rates receivable	(172,310)	0
Net rates collectable	**161,185**	**61,235**
% Collected	81.7%	97.3%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	(3,507)	75,949	11,510	6,480	39,384	129,816
Percentage	(2.7%)	58.5%	8.9%	5.0%	30.3%	
Balance per trial balance						
Trade receivables						129,816
Other receivables						65,552
GST receivable						145,223
Total receivables general outstanding						**340,591**

Amounts shown above include GST (where applicable)

KEY INFORMATION

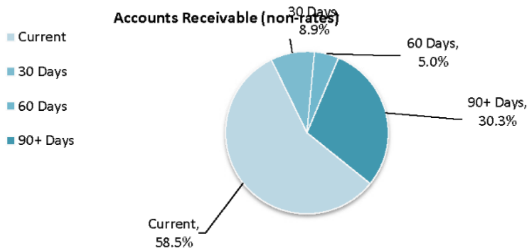
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

8 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 June 2026
	$	$	$	$
Inventory				
Stock on hand	135,734	0	0	135,734
Other assets				
Prepayments	0	20,000	0	20,000
Contract assets				
Contract assets	405,331	0	(210,702)	194,629
Total other current assets	**541,065**	**20,000**	**(210,702)**	**350,363**

Amounts shown above include GST (where applicable)

KEY INFORMATION

Inventory
Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Contract assets
A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

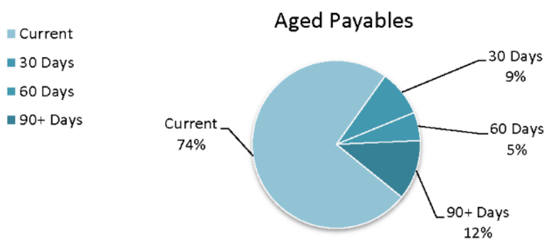
SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	(88,489)	133,057	16,080	9,885	20,778	91,311
Percentage	(96.9%)	145.7%	17.6%	10.8%	22.8%	
Balance per trial balance						
Sundry creditors						91,311
ATO liabilities						94,908
Other payables						74,765
Esl Liability						418
Bond Liability						60,754
Prepaid Rates						36,205
Contract retentions held						132,946
Total payables general outstanding						**491,307**

Amounts shown above include GST (where applicable)

KEY INFORMATION
Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.
The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

10 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Finance costs Repayments	
Particulars	**Loan No.**	**1 July 2025**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
		$	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**
Town Oval Bore	58	632,077	0	0	(35,888)	(35,888)	596,189	596,189	(13,959)	(13,959)
Essential Worker Accommodation	59	1,920,518	0	0	(164,612)	(164,612)	1,755,906	1,755,906	(65,886)	(86,889)
Total		**2,552,595**	**0**	**0**	**(200,500)**	**(200,500)**	**2,352,095**	**2,352,095**	**(79,845)**	**(100,848)**
Current borrowings		200,500					0			
Non-current borrowings		2,352,095					2,352,095			
		2,552,595					**2,352,095**			

All debenture repayments were financed by general purpose revenue.

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

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

11 OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 June 2026
		$	$	$	$	$
Other liabilities						
Contract liabilities		74,537	0	404,803	(360,371)	118,969
Capital grant/contributions liabilities		399,600	0	518,807	(666,997)	251,410
Total other liabilities		474,137	0	923,610	(1,027,368)	370,379
Employee Related Provisions						
Provision for annual leave		99,323	0	0	0	99,323
Provision for long service leave		81,989	0	0	(17,964)	64,025
Total Provisions		181,312	0	0	(17,964)	163,348
Total other current liabilities		**655,449**	**0**	**923,610**	**(1,045,332)**	**533,727**

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12 and 13

KEY INFORMATION
Provisions
Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions
Short-term employee benefits
Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.
The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits
The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities
An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities
Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

12 GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
Provider	**Liability 1 July 2025**	**Increase in Liability**	**Decrease in Liability (As revenue)**	**Liability 30 Jun 2026**	**Current Liability 30 Jun 2026**	**Amended Budget Revenue**	**YTD Budget**	**YTD Revenue Actual**
	$	$	$	$	$	$	$	$
Grants and subsidies								
Grants Commission - General	0	0	0	0	0	1,100,880	1,100,880	2,948,144
Grants Commission - Roads	0	0	0	0	0	306,821	306,821	894,396
FESA Grant - Operating Bush Fire Brigade	0	9,635	(8,122)	1,513	1,513	10,796	10,796	8,891
Grant FESA - SES	0	0	0	0	0	47,200	47,200	52,438
Planning & Strategy - Regional North LG	42,149	0	(937)	41,212	41,212	42,149	42,149	938
DLGSC - Regional Arts Venues Support	4,412	55,240	(27,582)	32,070	32,070	59,651	59,651	27,581
Road Preservation Grant	0	0	0	0	0	171,485	171,485	171,485
Useless Loop Road - Mtce	0	132,000	(132,000)	0	0	0	0	
Grants - Community Development	0	1,000	(1,000)	0	0	1,000	1,000	1,000
Every Club - Gaming & Wagering Com	2,966	18,724	(21,690)	0	0	10,166	10,166	2,966
Gaming & Wagering Com - Out of School Programs	0	0	0	0	0	30,000	30,000	0
Grant - Youth Life Skills Program -INC	10,000	0	(326)	9,674	9,674	10,000	10,000	326
Useless Loop Road - Extra Grades	0	136,000	(136,000)	0	0	170,000	170,000	136,000
DIGITAL LIBRARY BOARD - GRANT	0	4,545	(4,545)	0	0	5,000	5,000	4,545
Grants CITS - Community Engagement and School Holiday Program	0	29,500	0	29,500	29,500	0	0	0
Useless Loop Road - Mtce	0	18,159	(18,159)	0	0	330,000	330,000	330,000
	59,527	**404,803**	**(350,361)**	**113,969**	**113,969**	**2,295,148**	**2,295,148**	**4,578,710**
Contributions								
Donations - HMAS Sydney Exhibit	0	0	0	0	0	250	250	220
Coburn Resources Education Contribution	5,000	0	0	5,000	5,000	5,000	5,000	0
Contribution to Road Maintenance - Pipeline	10,010	0	(10,010)	0	0	10,000	10,000	10,010
	15,010	**0**	**(10,010)**	**5,000**	**5,000**	**15,250**	**15,250**	**10,230**
TOTALS	**74,537**	**404,803**	**(360,371)**	**118,969**	**118,969**	**2,310,398**	**2,310,398**	**4,588,940**

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

13 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
Provider	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Jun 2026	Current Liability 30 Jun 2026	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Capital grants and subsidies								
Grant - Cyclone Seroja Resilience - Income	301,879	0	(119,418)	182,461	182,461	301,879	301,879	119,418
Grant - Essential Worker Accommodation - GDC	50,000	0	0	50,000	50,000	50,000	50,000	0
Roads To Recovery Grant - Cap	0	300,000	(300,000)	0	0	475,582	475,582	300,000
RRG Grants - Capital Projects	0	169,683	(169,683)	0	0	424,206	424,206	458,206
Local Road and Community Infrastructure Program	0	0	0	0	0	30,000	30,000	0
Grant - Seawall Revetment Capital Projects	0	0	0	0	0	20,036	20,036	0
Grant - SHERP Community Housing Project	47,721	0	(32,772)	14,949	14,949	127,721	127,721	112,772
Lotterywest Library Upgrade Grant	0	35,124	(35,124)	0	0	36,000	36,000	35,124
Fish Cleaning Facility - Rec Fish West Grant	0	10,000	(10,000)	0	0	40,000	40,000	10,000
Drainage/Sump Construction - DBCA grant	0	0	0	0	0	58,000	58,000	0
Grant - Building Condition Assessment - Independent Units	0	4,000	0	4,000	4,000	20,000	20,000	11,091
	399,600	**518,807**	**(666,997)**	**251,410**	**251,410**	**1,583,424**	**1,583,424**	**1,046,611**

SHIRE OF SHARK BAY
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

14 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			$	$	$	$
Budget adoption						0
Opening surplus	Res. OCM 25/03/26	Opening surplus(deficit)	0	2,658	0	2,658
Grants, subsidies and contributions	Res. OCM 25/03/26	Operating revenue	0	293,602	0	296,260
Fees and charges	Res. OCM 25/03/26	Operating revenue	0	147,160	0	443,420
Interest revenue	Res. OCM 25/03/26	Operating revenue	0	16,100	0	459,520
Other revenue	Res. OCM 25/03/26	Operating revenue	0	69,500	0	529,020
Profit on asset disposals	Res. OCM 25/03/26	Operating revenue	0	30,804	0	559,824
Employee costs	Res. OCM 25/03/26	Operating expenses	0	0	(196,303)	363,521
Materials and contracts	Res. OCM 25/03/26	Operating expenses	0	0	(317,388)	46,133
Other expenditure	Res. OCM 25/03/26	Operating expenses	0	0	(9,159)	36,974
Loss on asset disposals	Res. OCM 25/03/26	Operating expenses	0	8,177	0	45,151
Non-cash amounts excluded from operating activities	Res. OCM 25/03/26	Non cash item	(38,981)	0	0	6,170
Capital grants, subsidies and contributions	Res. OCM 25/03/26	Capital revenue	0	134,000	0	140,170
Proceeds from disposal of assets	Res. OCM 25/03/26	Capital revenue	0	50,455	0	190,625
Purchase of land and buildings	Res. OCM 25/03/26	Capital expenses	0	0	(18,551)	172,074
Purchase of plant and equipment	Res. OCM 25/03/26	Capital expenses	0	0	(113,434)	58,640
Purchase and construction of infrastructure-roads	Res. OCM 25/03/26	Capital expenses	0	0	(8,000)	50,640
Purchase and construction of infrastructure-other	Res. OCM 25/03/26	Capital expenses	0	52,559	0	103,199
Transfers to reserve accounts	Res. OCM 25/03/26	Capital expenses	0	0	(103,199)	0
				805,015	**(766,034)**	**38,981**

10.3 COMMUNITY ASSISTANCE GRANTS – SIGNIFICANT EVENT SPONSORSHIP FUNDING - SHARK BAY BOWLING, SPORT AND RECREATION CLUB
GS00001

AUTHOR
Community Development Officer

DISCLOSURE OF ANY INTEREST
Declaration of Interest:
Nature of Interest:

Moved Cr
Seconded Cr

Councillor Recommendation

That Council:

1. **Approves funding of $1,177 to the Shark Bay Bowling, Sport and Recreation Club through the Community Assistance Grants – Significant Event Sponsorship Funding program to support the 2026 Bowling Carnival; and**

2. **Notes that the application was received prior to the adoption of the Shire's 2026/2027 Annual Budget and that the approved expenditure will be included in the 2026/2027 Annual Budget.**

BACKGROUND

The Shire of Shark Bay's Community Assistance Grants program provides financial assistance to eligible community organisations, projects, programs and events that contribute to the social and economic wellbeing of the Shark Bay community.

Significant Event Sponsorship Funding is intended to support established major events and new or innovative events that attract visitors and expenditure to Shark Bay and provide broader economic and social benefits to the community.

An application from the Shark Bay Bowling, Sport and Recreation Club was received on 13 July 2026, seeking $1,177 in sponsorship towards its Bowling Carnival to be held in August 2026. The application was received during the 2026/2027 financial year but prior to Council's adoption of the 2026/2027 Annual Budget.

Accordingly, no funding allocation for the 2026/2027 Community Assistance Grants program had been formally adopted at the time the application was received. The application is therefore presented to Council for consideration at its discretion, with any approved expenditure to be incorporated into the 2026/2027 Annual Budget.

The requested sponsorship would contribute towards the purchase of club polo shirts for sale during the carnival. Proceeds from the sale of the shirts would be retained by the Club and reinvested in its ongoing activities and development.

The Shark Bay Bowling, Sport and Recreation Club previously received $5,000 through Round 1 of the 2025/26 Community Assistance Grants program for the purchase of new kitchen equipment, including a stove and dishwasher.

COMMENT

The Shark Bay Bowling, Sport and Recreation Club regularly hosts sporting competitions and community events that attract both local participants and visitors to Shark Bay.

The annual Bowling Carnival is supported by the local community and visiting competitors and is expected to generate economic activity through the use of local accommodation, hospitality venues, retail businesses and other services. The event also provides social benefits by bringing together participants from bowling clubs throughout Western Australia for two days of competition and community interaction.

Although the 2026/2027 Annual Budget had not been adopted when the application was received, the event is scheduled for August 2026. It is therefore appropriate for the application to be presented to Council for consideration before the event takes place.
Approval of the application remains entirely at Council's discretion and does not establish an entitlement to funding or a precedent for the approval of other applications received before the adoption of the Annual Budget.

GRANT APPLICATION DETAILS

Group:	**Shark Bay Bowling, Sport & Recreation Club**
Amount requested:	**$1,177**
Project:	**2026 Bowling Carnival**
Funding category:	**Funding for a specific event or program**
Strategic Community Plan (category):	**Economic and Social**

The application advises that the carnival will bring teams from several bowling clubs to Shark Bay to compete for trophies and prizes. Visiting competitors are expected to use local accommodation, businesses and services, while also providing additional patronage and income for the Bowling Club.

The application identifies the social benefits of bringing together local participants and teams from other Western Australian bowling clubs for two days of competition, recreation and social interaction.

The grant application includes:

- Two project referees; Jamie Burton – Projects Officer, Shark Bay Community Resource Centre
  Kellee Pedersen – Owner, Shark Bay Cellarbrations
- Quotes and Estimates
- Current Bank Statement – refer to 'Confidential Attachment'

Officer Recommendation:

The Shark Bay Bowling, Sport and Recreation Club has consistently demonstrated its ability to deliver sporting competitions and community events that attract both residents and visitors. These events provide social opportunities for the community, generate economic activity and create opportunities for local businesses and community organisations to participate.

The requested amount is considered reasonable in relation to the anticipated community and economic benefits of the event. It is therefore recommended that Council approve sponsorship of $1,177 to support the 2026 Bowling Carnival.

If the application is approved, the Club will be required to acknowledge the Shire's sponsorship by displaying the Shire's logo and the words "Proudly supported by the Shire of Shark Bay" on relevant promotional material, including printed material, signage and social media.

LEGAL IMPLICATIONS

Section 6.8(1)(a) of the *Local Government Act 1995* permits expenditure to be incurred during a financial year before the annual budget for that year has been adopted. Expenditure incurred in these circumstances must subsequently be included in the annual budget for that financial year. Local Government Act 1995 (WA), sections 6.2 and 6.8

POLICY IMPLICATIONS

The application has been assessed in accordance with Council Policy 2.2 – Financial Assistance/Donations.

Approval of funding remains at Council's discretion and is subject to any conditions imposed by Council.

FINANCIAL IMPLICATIONS

An allocation of $50,000 has historically been adopted by Council for Community Assistance Grants. This funding covers Round 1 (larger events), Round 2 (equipment and small projects), and Significant Event Funding. During the 25/26 financial year, Council approved a total of $43,850 for Community Assistance Grants in which $20,000 was allocated to Significant Event's.

The current application relates to the 2026/2027 financial year. At the time of preparing this report, Council had not adopted its 2026/2027 Annual Budget and, consequently, had not formally adopted an allocation for the 2026/2027 Community Assistance Grants program.

If approved, the $1,177 sponsorship will be recognised as expenditure against the 2026/2027 Community Assistance Grants allocation and included in the 2026/2027 Annual Budget.

Given the relatively small amount requested and the Shire's historical allocation of funding to this program, approval is not expected to have a material impact on the Shire's overall financial position.

STRATEGIC IMPLICATIONS
Social Objective: A safe, welcoming and inclusive community
Economic Objective: A progressive, resilient and diverse economy

RISK MANAGEMENT
This is a low risk item for Council

VOTING REQUIREMENTS
Simple Majority Required

SIGNATURES

Executive Manager Community Development	*M Fanali*
Chief Executive Officer	*D Chapman*
Date of Report	21 July 2026

Shire of Shark Bay
Community Assistance Grants

APPLICATION FORM

Please complete and return the signed application form to the Shire of Shark Bay with the advertised timeframe. ***Late submissions will not be considered***

Applications to be addressed to:	Chief Executive Officer Shire of Shark Bay PO Box 126 Denham WA 6537
Applications can be delivered:	Shire of Shark Bay 65 Knight Terrace Denham WA 6537
Email:	cdo@sharkbay.wa.gov.au

For further information, please contact the Community Development Officer on 9948 1218

Please ensure you have read the Shire of Shark Bay Community Assistance Grants – Guidelines before completing the application form to confirm your organisation's eligibility.

FUNDING ROUND

Please indicate which funding round you are applying for:

- ☐ Round 1 - Community Projects Year: ______
- ☐ Round 2 - Equipment and minor projects Year: ______
- ☑ Significant Event Sponsorship Funding Year: 2026

ORGANISATION DETAILS

Organisation Name	SHARK BAY BOWLING, SPORT + RECREATION CLUB
Postal Address	P.O. Box 85 DENHAM 6537 WA.
Contact Person	EILEEN McMILLAN
Position/Title	SECRETARY / TREASURER
Telephone	0407440929
E-mail	sharkbaybowls@outlook.com

What category best describes your organisation?

- ☒ Sporting Club
- ☒ Community Group
- ☒ Not-for-profit organisation
- ☐ Other: ______________________

Which of the following best describes your organisation's status?

	YES	NO
• Incorporated	☒	☐
• GST Registered	☐	☐
• Have a current Association Constitution	☒	☐

Australian Business Number (ABN): 35876340257

Please note the Shire of Shark Bay requires applicants to have an ABN. Applicants who do not have one may be subjected to withholding tax of 48.5%. If you are unsure, please contact the Shire to discuss how to best proceed.

Bank details

Account Name: SHARK BAY BOWLING, SPORT + RECREATION CLUB

BSB: 066-512 Account Number: 1070 4857.

FUNDING DETAILS

Project title: BOWLING CARNIVAL

Project description: TEAMS FROM DIFFERENT CLUBS COME TO COMPETE FOR BOWLING COMPS.

Date(s) the project will take place: 8th + 9th AUGUST 2026.

Location(s) where the project will take place: 14 FRANCIS ST DENHAM. (CLUBHOUSE)

Total project funds requested *(including GST if applicable)* $5,000

Shire of Shark Bay Community Assistance Grants – Application Form Page **2** of **6**

Has your organisation previously received funding from the Shire of Shark Bay?

☒ Yes

☐ No

If Yes, Previous funding amount received: $5000.00

Round / Year funding was received: 2026

Funded project: NEW STOVE + DISHWASHER

Has your organisation acquitted all previous Shire of Shark Bay funding?

☒ Yes

☐ No

If **No**, please outline why?

____

Please Note: *Your organisation is not eligible to receive new funding from the Shire of Shark Bay, until previous Shire of Shark Bay funding has been acquitted.*

PROJECT DETAILS

What is the funding to be used for?

☐ Leveraging a grant from a State or Federal agency

☐ Purchasing goods and services (i.e. equipment and/or engaging a professional for the purpose of instruction)

If your funding application involves purchasing equipment, can the equipment be used by other community groups in the future?

☐ *Yes*
☐ *No*

☐ Infrastructure (i.e. significant construction or improvement of facilities). Please include Planning Approvals from the Shire

☒ Funding for a specific event or program

☐ Prize money.

Does the project meet the objectives of the Shire of Shark Bay Strategic Community Plan 2020-2030? Copy of the Plan can be found on the Shire's website.

☑	Economic	A progressive, resilient and diverse economy
☑	Environment	Help protect our unique natural and built environment
☑	Social	A safe, welcoming and inclusive community

Shire of Shark Bay Community Assistance Grants – Application Form *Page 3 of 6*

Outline the project goals and how they will benefit Shark Bay community *(minimum of one objective)*:

Economic:

ACCOMMODATION + BUSINESSES WILL BENEFIT AS WELL AS CLUB.

Environment:

RECYCLING CANS, STUBBIES + CARDBOARD

Social:

BRINGING TOGETHER TEAMS FROM OTHER CLUBS IN W.A. TO COMPETE OVER 2 DAYS. GOOD FOR THE TOWN ACCOMMODATION AND BUSINESSES.

Please list other organisations involved in this project *(if applicable)*

Name of Organisation	Project Involvement

Project Referees:

Please provide two referees *(that is not associated with your organisation)* that are in support of your application, alternatively you can attach letters of support.

Name	Phone	Email	Organisation and position held
JAMIE BURTON	0427272560	admin@sharkbaycrc.org.au.	PROJECTS OFFICER.
KELLEE PEDERSEN	0412311874	celebrationsdenham@gmail.com	OWNER

SIGNIFICANT EVENT – ONLY

All Significant Event applications will be required to do a presentation to Council about their project, prior to consideration of the grant application. Please speak with the Shire of Shark Bay Community Development Officer for more details and to secure a time. Council meets on the last Wednesday of each month.

If your project is a ***Significant Event*** will it attract additional visitors to town? If so, how many additional visitors are you planning for?

- ☒ 50-100
- ☐ 100-200
- ☐ 200-300
- ☐ Over 500

Will you be charging an entry fee to attend the event?

- ☐ Yes
- ☒ No

If Yes, how much? ______________________________

Please ensure this is shown as income in the budget below

PROJECT BUDGET

Please provide a total event/program budget outlining all funding sources (eg Shire of Shark Bay funds, your organisation contribution and other funding sources where applicable). Please attach quotes/evidence of cost for every expenditure item listed.

Expenditure Item Description (i.e. materials, equipment, advertising, catering, prizes)	**Shire of Shark Bay Grant ($)**	***In-Kind ($)**	**Other Funding/Income Amount ($)**	**Other Funding Organisation Name** *(your organisation or external)*
CATERING			2500	
TROPHIES			500	
EQUIPMENT		500		
PERSONELLE/VOLLUNTEERS		1000		
SHIRTS	1177			
Total	$ 1177	$ 1500	$ 3000	

***In-Kind value:** *Number of volunteers x hours worked directly on project x $25 per hour*

Shire of Shark Bay Community Assistance Grants – Application Form *Page **5** of **6***

Will any of your expenditure items be spent locally with **Shark Bay businesses**?

☑ Yes

☐ No

Please describe which business(es) you will be spending money with and how much will be spent with each business.

S.B. SUPERMARKET, IGA, MITRE 10, CELLEBRATIONS (

PART 6 – ADDITIONAL INFORMATION

Please attach a copy of the following:

- Organisation's most recent (Audited) Financial Statement
- Quotations for expenditure items

PART 7 – DECLARATION

I hereby certify that I am the authorised person to sign on behalf of the organisation and that the information is correct. I have read, understand and agree to abide by the conditions set out in the Shire of Shark Bay Community Assistance Grants guidelines.

NAME EILEEN MCMILLAN

SIGNATURE

POSITION IN ORGANISATION SECT / TREASURER.

DATE 21/7/26

Shire of Shark Bay Community Assistance Grants – Application Form *Page 6 of 6*

Units 1-12, 210 Star Street, WELSHPOOL, WA, 6106, Australia
Customer Service Tel: (08) 9361 5781
Emails: info@dyenamicsublimation.com.au
accounts@dyenamicsublimation.com.au
www.dyenamicsublimation.com.au
20 627 387 893

SALES ORDER S-DS33251

Shark Bay Bowling Club
14 Francis Rd
DENHAM WA 6537
Australia

Customer Contact Details:
Name: Eileen McMillan
Email: sharkbaybowls@outlook.com
Tel: 0407 440 929

Order Date:
21/07/2026 11:35:11 AM

Customer PO:

Sales Rep: Tach Vasuratna

Item No	Description	Qty	Price	Total
MT001SWP	Mens S/S Polo w/Hidden Pocket, 5/XL, 5/2XL, 10/3XL	20	52.00	1040.00
Artwork	RE-PRINT DS13578 (NO FEE), 	1	0.00	0.00
Freight	Freight & Handling, EXP POST - 5kg bag	1	30.00	30.00
			Subtotal:	1070.00
			Total GST:	107.00
			Invoice Total:	1177.00
			Payments:	
			Amount Due:	

Item No	Description	Qty	Price	Total

TERMS OF SALE - 50% REQUIRED ON PLACEMENT OF ORDER; REMAINING BALANCE PAYABLE PRIOR TO COLLECTION/DISPATCH

RETURNS POLICY – Sublimation Garments	RETURNS POLICY – Embroidered Garments
No returns or exchanges will be accepted 4 weeks after delivery, or if it is apparent that care instructions on the garment label have not been followed.	*No returns after branding. Restocking Fee applies for exchanges/returns before branding. No goods will be accepted for refund or repair more than 6-weeks from date of invoice.*

DELIVERY ADDRESS:
14 Francis Rd
DENHAM WA 6537
Australia

PAYMENT METHODS:

1 **Cheque** (payable to DyeNamic Sublimation).

2 **Electronic Transfer** BSB: 066-000 / Acc: 1242-1370
Please use Company/Club Name & Invoice No

3 **Credit Card:** Please call (08) 9361 5781

11.0 TOWN PLANNING REPORT

11.1 GENERAL REPORT – LOCAL PLANNING STRATEGY
LP00001

AUTHOR
Liz Bushby, Town Planning Innovations

DISCLOSURE OF ANY INTEREST
Declaration of Interest: Town Planning Innovations
Nature of Interest: Financial Interest as receive planning fees for advice to the Shire – Section 5.50A of *Local Government Act 1995*

Moved Cr
Seconded Cr

Officer Recommendation

That Council:

1. **Resolve to authorise Liz Bushby, of Town Planning Innovations, to formally lodge the Draft Local Planning Strategy with the Western Australian Planning Commission in accordance with Clause 12(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* to seek their certification and endorsement prior to advertising the documents for public comment.**

2. **Note that:**

   (i) There has been ongoing informal liaison with the Department of Planning, Lands and Heritage throughout preparation of the Draft Local Planning Strategy.

   (ii) The Western Australian Planning Commission may require modification of any Local Planning Strategy prior to providing their certification, which will allow it to proceed to formal advertising.

BACKGROUND

The Shire has an existing Local Planning Strategy which was adopted for formal public advertising in September 2012.

The current Local Planning Strategy was approved by the Western Australian Planning Commission on the 2 September 2013.

The existing Local Planning Strategy informed a review of the Shire previous local planning scheme, and subsequently the current Shire of Shark Bay Local Planning Scheme No 4 was produced.

The recommendations of the existing Local Planning Strategy have substantially been achieved when the current Shire of Shark Bay Local Planning Scheme No 4 (the Scheme) was prepared. The existing Strategy included recommended new scheme provisions, and zoning changes, which are now contained in the Scheme.

COMMENT

The existing Strategy is over ten years old, has become dated, and the Shire is facing different strategic planning challenges which warrants a new strategic document.

Preparation of new Local Planning Strategy is the most practical way forward, noting it would be difficult to 'retro-fit' the existing Strategy documents.

A new Draft Local Planning Strategy has been prepared following a series of workshops held with Councillors.

The Draft Local Planning Strategy is in two parts. Part 1 is the main Strategy document that sets out the strategic direction for the Shire for the next 15 years. Part 2 provides a background and information analysis to help inform Part 1.

The Draft Local Planning Strategy has been prepared in accordance with a pre-determined format outlined in the Western Australian Planning Commissions 'Local Planning Strategy Guidelines' (March 2023). The Guidelines include a template layout for all new Local Planning Strategies.

As the Draft Local Planning Strategy has already been compiled with informal feedback from various officers from the Department of Planning, Lands and Heritage, it is not anticipated that major changes will be required by the Western Australian Planning Commission.

Once the Western Australian Planning Commission certification/endorsement is provided, and wider consultation and feedback from key stakeholders and the local community has been obtained through advertising, the documents can be further reviewed and modified if necessary, in consultation with Councillors.

LEGAL IMPLICATIONS

Planning and Development (Local Planning Schemes) Regulations 2015 -

Clause 11 outlines the requirement for a local planning strategy.

(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.

POLICY IMPLICATIONS
There are no known policy implications.

FINANCIAL IMPLICATIONS
The Strategy is being funded through the Regional North Local Government Assistance Program.

STRATEGIC IMPLICATIONS
Explained in this report. A new Local Planning Strategy will inform a future review of, or amendments to, the Shire of Shark Bay Local Planning Scheme No 4.

RISK MANAGEMENT
There are no known risks associated with this item.

VOTING REQUIREMENTS
Simple Majority Required

SIGNATURES

Author	*L Bushby*
Chief Executive Officer	*D Chapman*
Date of Report	14 July 2026

11.2 LOCAL DEVELOPMENT PLAN – LOT 304 SUNDAY ISLAND BAY, DIRK HARTOG ISLAND
P4281

AUTHOR
Amanda Butterworth, Allerding and Associates (Independent Planning Consultant)

DISCLOSURE OF ANY INTEREST
Declaration of Interest: Amanda Butterworth, Allerding and Associates
Nature of Interest: Financial Interest as receive planning fees for advice to the Shire – Section 5.60A of *Local Government Act 1995*

Moved Cr
Seconded Cr

Officer Recommendation

That Council:

A. **Note that the Local Development Plan has been advertised for public comment, and advertising closed on the 6 September 2025. General submissions are included in Attachment 3, and bushfire submissions are included in Attachment 5.**

B. **Resolve to refuse the Local Development Plan for Lot 304 Sunday Bay Island, Dirk Hartog Island, prepared by DHI Development Pty Ltd and submitted by Altus Planning dated February 2026, in accordance with Part 6, Schedule 2, Clause 52 (1) (b) of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:**

1. **The Local Development Plan does not comply with State Planning Policy 3.7: Bushfire and associated Guidelines as:**

   (a) **The proposal would facilitate development that would place the lives of vulnerable visitors at an unacceptable risk.**

   (b) **It does not prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity. The proposal could require clearing or disturbance of vegetation for an area up to 3.51 hectares, being over 30% of the lot, to accommodate the proposed eight building envelopes, parking areas and associated asset protection zones.**

   (c) **On site shelter/s are proposed. Pursuant to Appendix B, Clause B5.2.3 of the Western Australian Planning Commission Planning for Bushfire Guidelines, on site shelters require maintenance and annual testing that is to be overseen by the local government. The Shire of Shark Bay has no obligation to, and does not agree to, take responsibility for ongoing oversight of the on-site shelters for the life of the development. Therefore reliance of on-site shelters is not deemed suitable.**

(d) The Western Australian Planning Commission Planning for Bushfire Guidelines recommend that shelters be built per the ABCB Handbook 'Design and Construction of Community Bushfire refuges'. Section A14.2 of this document states:

'Every refuge should be audited prior to each fire season to ensure it remains fit for purpose. This process may require that a new refuge be constructed in a way that readily allows access to certain parts of the building, including essential fire safety measures to determine its fitness for service, e.g. the use of solid wall load bearing construction compared to cavity construction.'

The Shire does not have to take on responsibility for overseeing compliance for on-site shelters and cannot therefore guarantee that they would remain 'fit for purpose' for the life of the development. The Council consider that there are potential risks to life for guests relying on any on-site shelter during a bushfire event.

2. The Local Development Plan does not satisfactorily address the following conditions of Schedule B applicable to Special Use Zone (SU14) under the Shire of Shark Bay Local Planning Scheme No. 4:

(a) Condition 3)(i) as the Local Development Plan: Management Plan does not demonstrate that:

- **i. Satisfactory arrangements are in place for the ongoing maintenance of vehicular access through the Dirk Hartog Island National Park, including any required upgrading and/or maintenance to the track from the barge to Lot 304 and the east – west access track that provides access to Lot 304;**
- **ii. Satisfactory controls and accommodation limits that reasonably adhere to the 20 vehicle limitation of cars that are allowed to access the Island/National Park, as outlined by the Department of Biodiversity, Conservation and Attractions;**
- **iii. All effluent disposal systems can be located a minimum of 100 metres above the high water mark;**
- **iv. A secure and ongoing sustainable supply of water can be provided for the life of the development; and**
- **v. Waste management including onsite storage and removal off site has been satisfactorily addressed.**

(b) Condition 3)(ii) as the Local Development Plan, and associated Design Guidelines' do not demonstrate achievement of development of a high architectural quality, designed to be low scale and sympathetic to the location taking into account topography, physical characteristics and unique character of the surrounding area.

The Design Guidelines are not written in a clear and concise manner, are broad with subjective requirements, do not clearly detail design requirements that will achieve a high architectural quality outcome and do not provide clear measurable design criteria able to be enforced as if the requirements form part of the Scheme.

(c) Condition 3)(iv) relating to bushfire management as the Local Development Plan;

i. Proposes use of on-site shelter/s and pursuant to the Western Australian Planning Commission Planning for Bushfire Guidelines Appendix B, Clause B5.2.3, on site shelter/s require ongoing maintenance and annual testing that is to be overseen by the local government.

The Shire of Shark Bay has no obligation to, and will not take responsibility for, ongoing oversight of the on-site shelter/s for the life of the development, and therefore the use of on-site shelter/s is deemed not suitable.

ii. Relies on a Bushfire Management Plan where the inspection of vegetation was undertaken in September 2024. There is concern over whether the vegetation assessment is still current, as native vegetation on Lot 304 and the surrounding National Park continues to grow and regenerate.

(d) Condition 3(v) in that the Environmental Report:

(i) Does not demonstrate that the Local Development Plan and proposed use and/or development will have a low impact on the natural environment.

It outlines potential clearing or disturbance of vegetation for an area up to 3.51 hectares, being over 30% of the lot, to accommodate the eight building envelopes, parking areas and associated asset protection zones.

This amount of clearing/disturbance to the vegetation is considered to have an adverse impact (greater than a low impact) on the natural environment and have the potential to compromise the high conservation values and ecological values and special attributes of the island (in a World Heritage Area).

(ii) Relies on outdated vegetation information being the collection of plant samples in July 2008 during one season, with no vegetation collection mapping included. This is outlined in a letter dated the 22 August 2008 by Ian Lantzke.

(iii) Relies on an outdated Flora Significance Assessment prepared by Ecosystems Solutions dated 20 May 2020. The report identifies that there is vegetation in good condition, with the ability for regeneration.

Revegetation and ecological restoration on the Island has been actively occurring since the restore to 1616 Dirk Hartog Island Ecological Restoration Project by the Department of Biodiversity, Conservation and Attractions. Vegetation on the Island (and likely Lot 304) continues to regenerate without the pressure of grazing.

(iv) Does not demonstrate that the Local Development Plan and proposed use and/or development will not compromise the high conservation values and ecological values of the broader Island (within the World Heritage Area).
As outlined in the submission by the Department of Biodiversity, Conservation and Attractions it doesn't address the wider impacts associated with additional vehicles and visitors, such as potential weeds, pests, disease, collisions with fauna, degradation of vehicle tracks, potential impacts on fauna, impact of turbines, and significant increased visitation to the broader Island/National Park.
Department of Biodiversity, Conservation and Attractions estimate annual visitation to the Island at 2690 visits per year. The impact of additional visitors on Lot 304 and the surrounding Island National Park values, has the potential to be significant. It is estimated by Department of Biodiversity, Conservation and Attractions that the Local Development Plan may facilitate up to 13,140 visitors to the island each year. Approval of the Local Development Plan may result in visitations to the island being more than four times the current average number of visitors per year. As Lot 304 is land locked by the surrounding National Park, it is assumed that all visitors will visit the broader Island areas.

(e) Condition 3 (vi) in that the design guidelines do not provide quantifiable criteria to demonstrate that the development will be sympathetic to the natural character of the island.
It is not demonstrated that the proposed on site shelters can be constructed to meet the Design Guidelines, as it is likely they may entail construction of extensive durable non-combustible concrete slab floors, rather than any suspended floor system.

(f) Condition 7 as the Local Development Plan does not demonstrate alignment with the objective of the zone to '*provide for eco-tourism development'*. The scale of development, number of visitors and extent of potential vegetation modification is not aligned with achieving ecologically sustainable tourism that fosters conservation.

(g) Condition 9 as the Design Guidelines are not in a format with clear measurable design criteria able to be enforced as if the requirements form part of the Scheme.

(h) Condition 4 as the Local Development Plan proposes staged development that does not address the Scheme conditions applicable to the Special Use zone (No 14) as outlined above in this refusal notice.

3. Approval of the Local Development Plan would be contrary to Clause 67 (2) of the *Planning and Development (Local Planning Schemes Regulations* 2015, specifically:

(a) Clause (c) in that approval of the Local Development Plan would not satisfy the objectives of State Planning Policy 3.7: Bushfire;

(b) Clause (m) in that the proposal is not compatible with its setting as the Local Development Plan proposes potential clearing or disturbance of vegetation for an area up to 3.51 hectares, being over 30% of the lot, in order to accommodate the eight building envelopes, parking areas and associated asset protection zones. This is not compatible with the Shark Bay World Heritage values;

(c) Clause (o) in that the Local Development Plan would facilitate development that has the potential to adversely affect the natural and marine environment particularly in regard to clearing/disturbance of vegetation and the impact of effluent disposal areas in proximity to the marine environment;

(d) Clause (p) in that the Local Development Plan does not demonstrate that native vegetation will be preserved, particularly given the potential extent of vegetation to be cleared/disturbed;

(e) Clause (q) in that the Local Development Plan does not demonstrate suitability of the land taking into account possible risk of bushfire, soil erosion and land degradation (as a result of clearing/disturbance);

(f) Clause (r) as the use of on-site shelters is not supported by the Shire, the Local Development Plan proposes a possible risk to human safety in the event of a bushfire;

(g) **Clause (s) in that the Applicant has not provided sufficient information in regard to the ongoing responsibility and maintenance for the access tracks from the barge landing location on Dirk Hartog Island to Lot 304;**

(h) **Clause (u) in that the Local Development Plan does not satisfactorily address the storage, management and collection of waste;**

(i) **Clause (zb) in that approval of the Local Development Plan is considered to be contrary to the protection of the World Heritage Values of the Shark Bay World Heritage Property.**

C. **Advise the applicant that they have a right to lodge an application to the State Administrative Tribunal to seek a review of the Council decision, in accordance with Clause 54 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and Part 14 of the Planning and Development Act 2005.**

D. **Authorise the Chief Executive Officer to advise all authorities and submitters of the Council decision in writing.**

BACKGROUND

- ***Location and Relevant Title Information***

Lot 304 was created in 2009, being a freehold lot of 11.3 hectares on the south eastern coast of Dirk Hartog Island, facing Sunday Bay Island. Lot 304 is surrounded by Reserve 50325, which is the Dirk Hartog Island National Park, with an approximate area of 63,000 hectares.

There is a management order over Reserve 50325 to the Conservation and Parks Commission (DBCA) and the Malgana Aboriginal Corporation (MAC).

There are three other freehold lots on Dirk Hartog Island.

Lot 304 has an easement benefit over portion of Lot 350 (Reserve 50325) to draw and convey water. There is a track that connects Lot 304 to the location where the barge transports visitors and their vehicles to Dirk Hartog Island. Lot 304 does not have a registered easement providing vehicular access from the barge to Lot 304.

As Lot 304 is surrounded by Reserve 50325 (Dirk Hartog Island National Park), to gain access to the lot, visitors have to drive through Dirk Hartog Island National Park along the designated track.

When Lot 304 was created, a restrictive covenant was placed on the Certificate of Title by the Minister for Lands. In summary the restrictive covenant, includes the following:

(a) The land may only be used for low impact ecotourism, noting that “ecotourism” is defined as:

'Means ecologically sustainable tourism with a primary focus on experiencing natural areas that fosters environmental and cultural understanding, appreciation and conservation";

"Low impact" is defined as:
"Means low impact on the environment having regard to the number of tourists vising the Land and the facilities and other services provided for their use".

(b) Limiting the number of accommodation units to a maximum of 33 visitor accommodation units;

(c) Limiting the enclosed floor each of each visitor accommodation unit to not more than 90m^2;

(d) Staffing numbers not to exceed guest numbers; and

(e) Staff accommodation not to exceed 35m^2 per staff being housed.

- ***Ownership***

Lot 304 is under multi-ownership with the owners currently (March 2026) being DHI Development Pty Ltd, John Gardner, Leon and Verity Hodges and Mary-Ann Kenworthy. The LDP has been submitted by DHI Development Pty Ltd, who is a 28/33 shared landowner. The other landowners have provided written confirmation that they consent to lodgement of the LDP.

- ***Zoning***

Lot 304 is zoned 'Special Use' under the Shire of Shark Bay Local Planning Scheme No. 4 (the Scheme).

Specific Special Use (No 14) provisions apply to Lot 304 - refer **Attachment 1**.

It should be noted that the Scheme does not allow for subdivision of Lot 304.

Lot 304 is also located within the Shark Bay World Heritage Area Special Control Area under the Scheme.

- ***Purpose of a Local Development Plan (LDP)***

A Local Development Plan is a mechanism used to coordinate and assist in achieving better built form and development outcomes, particularly for constrained lots. It can facilitate the design and coordination of future development.

For Lot 304, a LDP can assist to outline matters that need to be further addressed as part of the separate development application stage.

- ***Previous Relevant Council Resolutions***

In August 2015, planning approval was granted for 8 short term accommodation units (4 duplexes) and staff accommodation. At that time Lot 304 was zoned Rural/ Pastoral under the former Shire of Shark Bay Local Planning Scheme No. 3.

Council, at its meeting of 26 July 2017, approved modified conditions to the planning approval for 8 short term accommodation units.

On 27 June 2018, Council approved revised plans for the building envelopes of the accommodation units (relating to the 2015 planning approval).

In August 2019, Council refused an application to modify conditions of the August 2015 planning approval and advised the owner that under the Shire of Shark Bay Local Planning Scheme No. 4, a Local Development Plan has to be prepared for future development, and this needs to be supported by a Bushfire Management Plan.

On 15 November 2019, a Local Development Plan (LDP) for Lot 304 was lodged with the Shire. The 2019 LDP was referred to the 27 November 2019 Council meeting whereby it was resolved to request additional information from the Applicant and for the updated LDP to be advertised.

A subsequent updated LDP was submitted on 21 May 2020 (2020 LDP). The 2020 LDP was advertised and considered at the Ordinary meeting on the 26 August 2020, whereby Council resolved to refuse the Local Development Plan for the following reasons:

(i) *The proposal does not provide guidance on future land uses and does not demonstrate compliance with the objective of Special Use Zone (No 14) which is to provide for eco-tourism development which by definition means 'ecologically sustainable tourism'.*

(ii) *The Management Plan does not satisfactorily address Condition 3(i) of Schedule B of the Shire of Shark Bay Local Planning Scheme No 4.*

(iii) *The proposed Local Development Plan provisions or design guidelines do not demonstrate that development will achieve a high architectural quality, will be designed to be low scale and sympathetic to the location taking into account topography, physical characteristics and the unique character of the surrounding area as required under Condition 3(ii) of Schedule B of the Shire of Shark Bay Local Planning Scheme No 4.*

(iv) *The proposal would facilitate development that would place the lives of vulnerable visitors at an unacceptable risk through noncompliance with 'State Planning Policy 3.7 – Planning in Bushfire Prone areas'. Proposed development cannot be classified as 'unavoidable' development under State Planning Policy 3.7.*

(v) *The Local Development Plan, Environmental Report and Biosecurity Plan do not satisfactorily address Condition 3(v) of Schedule B of the Shire of Shark Bay Local Planning Scheme No 4.*

(vi) *The extent of clearing, building envelopes and development footprint does not demonstrate that there will be a low impact on the natural environment, that the high conservation values will not be compromised or demonstrate that the ecological values and special attributes of the Island will not be compromised as required by Condition 3(v) of Schedule B of the Shire of Shark Bay Local Planning Scheme No 4.*

(vii) *The proposal does not demonstrate that development sympathetic to the natural character of Dirk Hartog Island as required by Condition 3(vi) of Schedule B of the Shire of Shark Bay Local Planning Scheme No 4 will be achieved.*

(viii) *The proposal does not demonstrate that future development will not have a negative impact on the environment, World Heritage values, or the adjacent foreshore and marine park.*

(ix) *The proposal does not demonstrate compliance with the Government Sewerage Policy.*

(x) *There is insufficient quantified information on groundwater for a location that is in close proximity to high value assets (ie the marine environment within the Shark Bay World Heritage area).*

(xi) *There is insufficient information to establish that development will be provided with adequate co-ordinated services including waste management, power, a reliable potable water supply and non potable water supply.*

(xii) *The proposed clearing will have an impact on the visual appearance of the lot, result in a loss of a natural setting for ecotourism, and causes potential for dust, wind erosion and dune destabilisation.*

The LDP refused by Council in August 2020 proposed 33 building envelopes and did not adequately address a number of issues including Bushfire Management.

- ***Acceptance of Revised Local Development Plan for Processing***

When a Local Development Plan is lodged, the Shire has 14 days in which to accept it for processing, or to request additional information.

Over the 2024/2025 period, two varying versions of an LDP were lodged for Lot 304 but were not accepted as sufficient for processing.

On 28 March 2025 a revised LDP and supporting documentation was lodged with and accepted by the Shire (2025 LDP) for assessment. Payment of the application fee was received on 30 July 2025.

- ***Public Advertising***

The 2025 LDP was advertised for public comment, and advertising closed on the 6 September 2025.

The 2025 LDP was referred to the Department of Biodiversity, Conservation and Attractions (DBCA), the Shark Bay World Heritage Advisory Committee (SBWHAC), the Department of Water, Environment and Regulation (DWER), the Department of Health WA (DoH), the Department of Planning, Lands and Heritage (DPLH), the Department of Primary Industries and Regional Development (DPIRD), Malgana Aboriginal Corporation (MAC), Tourism WA and other freehold lot owners on Dirk Hartog Island.

- ***2026 LDP and differences to 2020 LDP (which was refused)***

After completion of advertising, the Shire received an amended LDP in January 2026 and a further update in February 2026 (2026 LDP). It is the 2026 LDP that is discussed in this report.

There are some core differences between the 2020 LDP and the current 2026 LDP such as:

(a) Reduction of 33 building envelopes to 8 building envelopes;

(b) A Bushfire Management Plan and Emergency Plan prepared by a Level 3 accredited bushfire consultant;
(c) Areas for aerobic treatment units within building envelopes;
(d) Multipurpose staff accommodation with on-site bushfire shelter and guest accommodation 'clusters' within each building envelope;
(e) Reduction of building envelope areas from 36.7% (for 2020 LDP) to 16% (for 2026 LDP); and
(f) Increased spacing between the planned building envelopes.

- ***Attachments for this Report***

The agenda report attachments are listed below for ease of convenience. All attachments are provided under separate cover.

Table 1 – List of Attachments for this Report	
Attachment 1	Special Use zone provisions under the Scheme
Attachment 2	Local Development Plan, consisting of 2 A3 pages being: (a) a plan and (b) text titled "Local Development Plan with Sections 1-13 detailing specific matters relating to the Local Development Plan.
Attachment 3	List of documents lodged with the LDP
Attachment 4	Table of submissions including the Applicant's response and comments by Allerding and Associates (A & A)
Attachment 5	Map showing building envelopes and Asset Protection Zones (extract from Bushfire Management Plan)
Attachment 6	Table of bushfire issues and submissions

COMMENT

- ***Introduction***

This report:
(a) Highlights the main planning considerations associated with the 2026 LDP;
(b) Focuses on the main issues that have led to a refusal recommendation; and
(c) Assesses the 2026 LDP in accordance with relevant Scheme requirements.

Due to the volume of information lodged with the LDP, this report does not attempt to comment on every supporting report associated with the LDP.

A copy of the 2026 LDP is included as **Attachment 2**.

- ***2026 LDP Documentation***

The 2026 LDP consists of:

a) An A3 plan and attached text outlining future development requirements (**Attachment 2**); and

b) Extensive Supporting documentation as listed in **Attachment 3.**

An electronic copy of the 2026 LDP can be provided to Councillors on request.

- ***Description of 2026 Local Development Plan (Attachment 1)***

The 2026 Local Development Plan proposes:

(a) Clustered development within eight building envelopes. Each building envelope measures 2250m^2 and they are spaced across the length of the lot;

(b) Each building envelope may accommodate:

i. Up to four (4) accommodation units of a maximum of 90m^2 each, with each building envelope providing accommodation for up to 16 guests;

ii. A muti use building that provides staff accommodation and a purpose built on site bushfire shelter, with up to 3 staff for each building envelope;

iii. An aerobic treatment unit and an effluent disposal area of up to 560m^2;

iv. Area for a small scale wind turbine for power for each accommodation unit; and

v. Up to two 50,000 litre water tanks for potable and non potable water.

- ***Proposed Land Use***

Part of the planning assessment involves examining the land use definitions under the Scheme, and the 'best fit' land use classification.

Allerding and Associates (A&A) consider that the 2026 LDP proposes one land use that can reasonably be construed as a "tourist development" which is defined in the Scheme as follows:

> *means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide —*
> *(a) short-term accommodation for guests; and*
> *(b) onsite facilities for the use of guests; and*
> *(c) facilities for the management of the development*

Council has discretion to consider a 'tourist development' under the Special Use zone (No 14) provisions of the Scheme, if satisfied that the LDP meets the Scheme requirements.

- **State Planning Policy 3.7 and Bushfire Management (Overview)**

Lot 304 is within a declared bushfire prone area, therefore:

- Bushfire matters are assessed in accordance with the Western Australian Planning Commission (WAPC) State Planning Policy 3.7 (SPP3.7) and associated Bushfire Guidelines; and
- The Schemes Special Use zone provisions applicable to Lot 304 require the LDP to address *'bushfire management in accordance with relevant state planning policy'.*

The intent of SPP3.7 is:

> '*To implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.*'

The overarching purpose of any Bushfire Management Plan is to maximise the protection of life in the event of any bushfire.

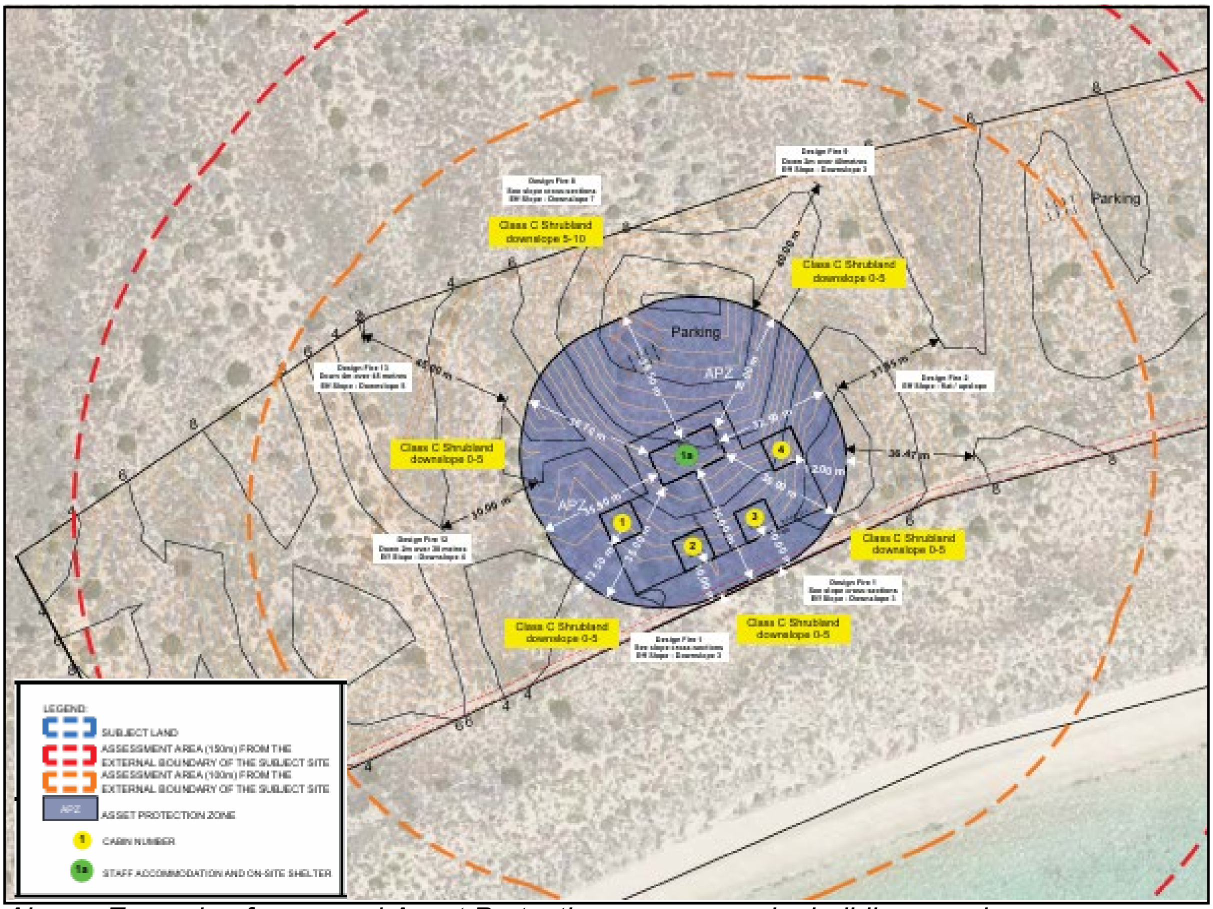
The applicant has lodged a Bushfire Management Plan and Bushfire Emergency Plan, prepared by a Level 3 Bushfire Consultant, which is the highest level of qualification for Bushfire in Australia.

Tourism developments are a 'vulnerable land use' under SPP3.7 as visitors may be unfamiliar with the locality and the number of people to be accommodated will likely present evacuation challenges.

Bushfire management is especially challenging for Lot 304 as it is remote, presently has limited access to telecommunications, has no reticulated water supply or access to state fire and emergency services, and rescue and/or evacuation may not be possible in a reasonable time frame.

In summary, the Bushfire Management Plan and 2026 LDP proposes:

(a) Asset Protection Zones (APZ) for each building envelope. APZ's are to be outside of the building envelopes and have modified vegetation managed as fuel reduced areas surrounding the buildings within each envelope.



Above: Example of proposed Asset Protection zone around a building envelope.
Source: Figure 7A Bushfire Management Plan

(b) Staff accommodation with purpose built bushfire shelters within each building envelope, to enable guests to 'shelter on site'. Therefore, in the event of a bushfire, guests would stay in one of eight shelters.

(c) An on-site manager (with bushfire training) will be responsible for implementing the BMP, and on-site staff will be responsible for directing guests in the event of any emergency.

(d) Maximum number of people to be capped at 100 which can be supported under the WAPC Bushfire Guidelines.

An overall map showing the building envelopes is included as **Attachment 5.**

The Department of Fire and Emergency Services (DFES) has objected to the LDP, and general advice has been provided by the Department of Planning, Lands and Heritage (DPLH) bushfire team – refer **Attachment 6.** There are elements of different views on SPP3.7 between DFES and DPLH.

The crucial issue for Council consideration (and one of the main reasons for the recommendation of refusal of the LDP) are that:

1. On site shelters are a last resort. Safety needs to be considered due to the unique location of Lot 304 on an Island.

2. The Western Australian Planning Commission Bushfire Guidelines recommend that on-site shelters be designed and constructed by a suitably qualified fire engineer in accordance with the Building Code of Australia (BCA) and the ABCB Design and Construction of Community Bushfire Refuges Handbook (the Handbook).

3. The Handbook includes acceptable criteria such as a 10-metre minimum separation between the shelter and other buildings or less than $10kW/m^2$ radiant heat flux, and that an emergency power supply be available. The Handbook recommends use of an on-ground concrete slab and non-combustible walls, roof and floor systems.

4. Advice from the DPLH Bushfire Team is that on site shelters have to be maintained and be subject to annual testing (as a condition of development) prior to each bushfire season.

   If the Shire supports the LDP and BMP with on-site shelters, the Shire becomes responsible for ongoing compliance with development conditions and overseeing annual testing of shelters.

5. Shire Administration has advised Allerding and Associates that the Shire cannot take on any responsibility to inspect Lot 304, oversee annual inspections, monitor building maintenance and has insufficient staff resources to carry out those obligations.

As part of the LDP assessment and for preparation of this report, clarification from DPLH was sought for the proposed on-site shelters and implications for Shire responsibilities. DPLH Bushfire team advised that:

> "*Maintenance of the building and annual testing prior to the bushfire season should be a condition of development approval. This should be undertaken by the proponent* ***and overseen by the local government****. It should be noted that* ***there is no obligation for a local government to assume this responsibility****, and in the absence of an agreement, the development may not be deemed suitable."*
>
> *In practical terms, this means that* ***if the Shire of Shark Bay does not wish to take responsibility for ensuring ongoing compliance with the conditions of approval—specifically those relating to the on-site shelter—they are under no obligation to approve the development****. The City of Busselton, for example, has refused several tourism proposals for this reason.*
>
> *… While the responsibility for maintenance and testing sits with the owner, the* ***Shire is ultimately responsible for ensuring compliance*** *with these conditions over the life of the development*. ***(Bold for emphasis)***

The above advice was received in late February 2026 and has not been included in the submission table (**Attachment 6**).

The recent advice from the DPLH Bushire Team clarifies that the Shire is obligated to ensure compliance with any conditions imposed. The Shire does not have suitably qualified staff or consultants to undertake annual inspections, and this presents a liability risk to the Shire. Lack of staff resources and accessing Lot 304 for annual inspections also presents challenges to the Shire.

- ***Development Footprint and Clearing***

The Environmental Report (2026) includes a Flora Report (2008) and Flora Significance Report (2020). The Flora Significance Report includes a desktop analysis and targeted survey.

The Flora Significance Report is 6 years old, and details that areas of vegetation were classed as good (in 2020). No updated flora assessment has been lodged to support the 2026 LDP.

In summary, clearing is proposed as follows:

- The 2026 LDP proposes a total of eight (8) 2250m^2 building envelopes.

- Lot 304 has an area of 11.29ha. The total building envelope area is 18,000m^2 representing 16% of the lot area.

- Additional vegetation outside of the building envelopes is proposed to be modified to create Asset Protection Zones (for bushfire management). The Environmental Report states that the total area of the building envelopes and APZ is 3.51 hectares, equating to more than 30% of the lot area.

- Additional land will have to be cleared for tracks, parking areas and fire fighting tanks, which are located outside the building envelopes.

The Environmental Report (2026) outlines how vegetation should be modified and managed within the Asset Protection Zones (**APZ**). Whilst it has detailed recommendations on vegetation management, it does not clarify the extent of vegetation that may have to be disturbed/removed to create APZ's – this is relevant as this could potentially result in disturbance of vegetation to over one third of the lot.

The Environmental Report concludes that development in accordance with the LDP "*can be undertaken in accordance with the Shire of Shark Bay LPS No. 4 with low or no adverse impacts on the ecological values and special attributes of Dirk Hartog Island or its surrounding waters."*

The combination of proposed clearing and extent of vegetation modification/disturbance for APZ's may adversely impact on the ecological values and special attributes of Dirk Hartog Island (in a World Heritage Area) and could be considered to be more than a 'low impact' as detailed in the Environmental Report.

- ***Management of visitors***

The Management Plan outlines that:

- The total number of guests and visitors would not exceed 100 persons as the Bushfire Management Plan constrains the maximum number of people that be accommodated due to the proposes reliance of on-site bushfire shelters;

- The maximum number of people would be controlled by a computerised booking system;
- The number of accommodation units would be restricted to 32 accommodation units being 4 units in each of the eight building envelopes plus staff accommodation in each envelope.
- There is limited access to Dirk Hartog Island being via barge, private boat or by air;
- The number of vehicles (which may also impact upon the number of guests) permitted on the Island is presently restricted by DBCA to not more than 20 vehicles; and
- The number of vehicles on the Island is monitored by the barge operator to not exceed 20 vehicles (for the whole Island).

If 4 units were constructed for 4 persons across all 8 building envelopes, this would equate to 128 guests, excluding staff.

Whilst the Applicant has advised that not all accommodation units would be utilised to capacity and that the 100 person limit may result in some accommodation units being vacant, that creates ambiguity over visitor numbers.

A&A support some aspects of the Management Plan, however, has concerns over waste management and water supply as discussed in the body of this report.

- ***Water Supply and Power Supply***

The Management Plan outlines a strategy to source potable and non potable water from the mainland:

- The water supply would initially be transported via road to a barge that would depart from Geraldton, Carnarvon or Denham; and
- There would be a private arrangement with contract barges that would be moored in Sunday Bay Island Bay (within the marine park/World Heritage Area); and;
- Roll up flexi piping would be used to transport water from the barge through the National Park to Lot 304;
- Roll up flexi piping would be connected to the water tank/s on Lot 304 to fill up the 2 x 50,000 litre water tanks within each building envelope; and
- Separate approvals/licences would be required from DBCA for the transport of water over the National Park to Lot 304. Lot 304 is separated from the ocean water edge, by over 60 metres.

Above: Aerial showing Lot 304 and the beach

The proposal to source all potable, non-potable and water for firefighting purposes from the mainland was a change to the LDP after advertising.

There is limited evidence that a sufficient quantity of water supply by barge is feasible, reliable or practical for the life of the development. There are no contingencies if water delivery by barge and transport across the National Park to Lot 304 proves unworkable. The LDP does not satisfactorily demonstrate that a secure ongoing sustainable water supply can be provided, particularly given the complexities involved in getting water delivered to Lot 304.

Water is a basic health requirement for life, and for fire fighting (in the event of a major bushfire). A sustainable, reliable water supply is essential for any future development.

The lack of surety over a reliable water supply contravenes the objectives of State Planning Policy 2.9: Water to '*protect public health and the long-term supply of good quality and affordable drinking water'* and '*ensure the secure and sustainable supply, use, disposal and re-use of water resources.'*

The Management Plan details that all power will be sourced from renewable energy sources such as solar and wind power. Each building envelope is proposed to have independent power supplies.

- ***Design Guidelines***

The 2026 LDP includes Design Guidelines outlining objectives that the built form take inspiration from the landscape, maintain a light footprint, materials reflect the surrounds and aim to minimise visual impact.

The Shires Planning Consultant, Town Planning Innovations (TPI), assesses development applications for the Shire. TPI has reviewed the Design Guidelines and advised that:

- The Design Guidelines are not written in a clear concise manner. It would be difficult to assess compliance of any future development with the Design Guidelines.

- Design Guidelines need to have measurable design criteria to guide built form and ensure a quality future development outcome appropriate for Lot 304, on an Island, and in context of a World Heritage Area. There is a lot of unnecessary information in the Guidelines that detract from their useability and readability.

- Many of the criteria are broad and it would be difficult to assess or implement. It would be impractical to try and implement the Design Guidelines, as written.

  For example, they propose conditions such as '*accommodation to be designed to provide a relaxed coastal beach atmosphere to blend in seamlessly with the environment of the terrain and vegetation of the site, providing context to the area with proportional scale, profile and bulk*'.

- There are lengthy statements in the guidelines that are unclear, so it is difficult to ascertain how they would be complied with. Overall, they are badly structured and clumsy.

- The Guidelines reference criteria and information that would not be available or assessable at the development application stage such as using 'fire resistant building materials', 'eco decks' and 'fire coat paints.

- Any Design Guidelines have to be able to be applied to development plan assessments in a practical manner, and this cannot be achieved with the current Design Guidelines.

- They provide no clear guidance on the height, floor areas or design for ancillary development such as outbuildings.

A&A accepts the advice of TPI that the Design Guidelines are not supported at an officer level by the Shire.

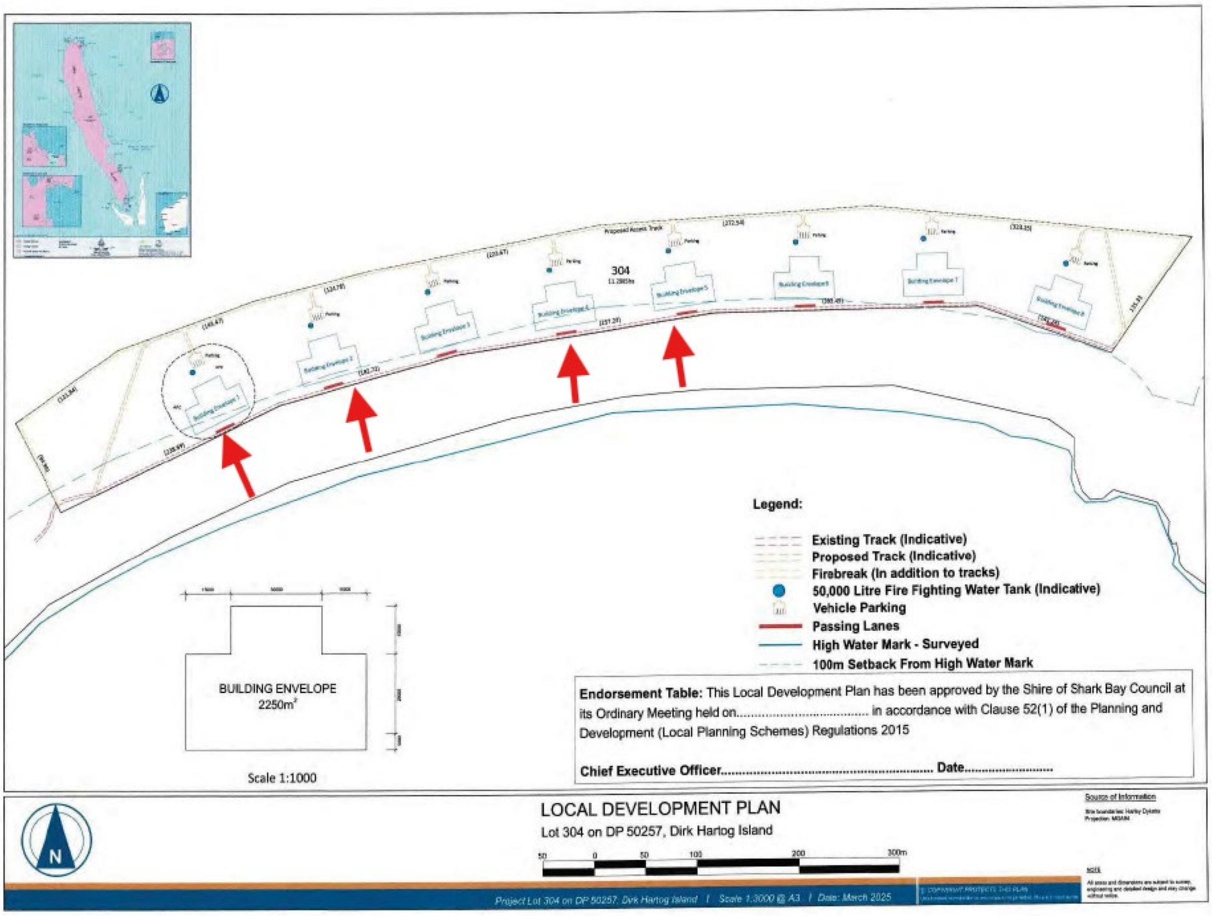
- ***Effluent Disposal***

The 2026 LDP includes a Site and Soil Evaluation (**SSE**) dated 2025. The conclusions of the SSE are that:

- It is proposed to use a secondary treatment system for each building envelope. This would be in the form of an aerobic treatment unit (ATU) or composting system.
- A 'fair capability' rating for on-site effluent disposal applies;
- The required 560m^2 minimum land application area (for irrigation from the system) can be accommodated within each 2,300m^2 building envelope.

The SSE also requires that the ATUs are located at a distance of greater than 100 m from the marine environment. This has not been demonstrated as being able to be satisfied in four (4) of the eight (8) building envelopes, causing concerns over potential impact of effluent disposal closer to the Marine Park environment (than 100 metres).

Those building envelopes are required to be relocated further north - refer Figure 1 overpage.



Above: Figure 1: Plan 2 from the LDP showing the line of 100m above the high-water mark, with the arrows identifying where the building envelopes do not achieve the 100m separation from the high-water mark.

Comment has been received from the Department of Health and the Shire's Environmental Health Officer (EHO) in regard to effluent disposal.

The Department of Health comment is included in **Attachment 3**.

The Shire's EHO has advised that use of an ATU is acceptable, but if the Island is closed for six months the LDP does not contain specific information in regard to the maintenance regime. The Applicant advises that there are strategies that can be implemented to maintain the effluent disposal systems if access to the Island is not possible during certain times of the year.

Further assessment in regard to effluent disposal is provided in Table 3: Scheme Assessment Table. The LDP does not demonstrate that all effluent disposal systems within the building envelopes will achieve a 100-metre setback from the high-water mark.

- ***Public Submissions***

The 2025 LDP was advertised for 30 days. A detailed table of submissions, with the Applicant's response and comments by Allerding and Associates (A&A) is included as **Attachment 4**, noting that the bushfire considerations are under a separate table in **Attachment 6**.

Submissions were received from:

Table 2 – Summary of Submissions	
Submitter details (General)	**Brief Summary of submissions in Attachment 4**
1. Department of Health	No Objection
2. Department of Planning. Lands and Heritage (Cultural Heritage);	General comments provided on separate aboriginal heritage legislative requirements
3. Mic and Wendy Payne (Public Submission)	Objection based on environmental concerns
4. Department of Primary Industries and Regional Development (DPIRD)	No Objection however identifies risk of soil erosion.
5. Department of Water and Environmental Regulation (DWER)	Objection. Identified proposed activity has potential to impact on environment and water source values (the advertised version of the LPD proposed to draw water from Two Wells). Recommends that LDP not be approved until they demonstrate adequate water supply that will not impact on world heritage values.
6 Department of Planning, Lands and Heritage (Land Use Planning);	No expressed Objection. General comments provided.
7. Department of Planning, Lands and Heritage Coastal Policy Team	Raised concerns that LDP is insufficient in its response to coastal hazard risk, and recommended specific conditions be included in the LDP. Recommends development approval be limited to 45 years to allow for removal of development and restoration to pre-development condition (as it is affected by coastal processes).
8. Planning Solutions on behalf of Dirk Hartog LLC And Janana Nominees Pty Ltd, the registered proprietors of Lot 305 Sunday Island Bay, Dirk Hartog Island;	Objection based on insufficient information, environmental concerns, lack of detail, deficient broad design guidelines, lack of full visual assessment, ambiguous management plan and no staging clarification.
9. Department of Biodiversity, Conservation and Attractions	General comments provided. Raises concerns over environmental report and potential impact on high conservation values of Island. Issues with vehicle numbers, management of visitors, broader impact of increased visitor to the Island, and lack of consistency with previous EPA advice (in 2015). Concerns over future wind turbines and impact on migratory birds.
Submitter details (Bushfire)	**Brief Summary of submissions in Attachment 5**
10. Department of Fire and Emergency Services	Objection based on access constraints, use of on-site shelters, inability for safe efficient evacuation, potential soil erosion from Asset Protection Zones, methodology, extreme bushfire hazard, spaced out envelopes (versus one envelope), and non-compliance with State Planning Policy 3.7.

11. Department of Planning, Lands and Heritage (Bushfire Team).	General comments provided and disagreed with some of DFES interpretation of State Planning Policy 3.7.

There were 2 objections in the public submissions. Most of the submissions received were from government agencies.

- ***Scheme assessment***

Table 3 below provides an assessment of the LPD under the relevant Scheme provisions. The comments received in the submissions have been taking into account in the Scheme Assessment.

Table 3: Scheme Assessment	
Scheme Requirement (General)	**Officer Comment/ Allerding and Associates**
The Scheme requires a minimum finished floor level of 4.2m Australian Height Datum (AHD)	Complies. The applicants coastal report recommends building envelopes above 4.7m AHD. The 2026 LDP has been updated to state that the minimum finished floor level of any building must not be less than 4.7m AHD.
Lot 304 is located within the Shark Bay World Heritage Property Special Control Area (SCA). The purpose of this SCA is to ensure all development is in accordance with the protection of World Heritage Values.	World Heritage Values are broad, so it is difficult to assess compliance with this Scheme requirement. There are concerns over the potential amount of clearing and vegetation modification, bushfire matters, water supply, waste management and environmental matters. Some submissions have raised concerns over potential visitor impact on the Island and environmental issues, so there are potential negative impacts for World Heritage simply due to the lot location and pristine environment. A&A generally supports the Visual Impact report lodged with the LDP.
Conditions for Special use Zone (No 14) applicable to Lot 304	**Officer Comment/ Allerding and Associates**
1) The objective of this zone is to provide for eco-tourism development.	The objective of the zone is to provide for eco-tourism development. Eco-tourism is defined under the Scheme as follows: *'means ecologically sustainable tourism with a primary focus on experiencing natural areas that fosters environmentally and cultural understanding, appreciation and conservation.'* Some submissions **raise valid concerns** that the development is not necessarily 'eco-tourism', and is no different from any other tourism development. Whilst the LDP clearly aims at achieving an eco-tourism development with renewable energy sources, the extent of vegetation modification, clearing, visitor numbers and waste management concerns somewhat counteract that objective.

Table 3: Scheme Assessment	
Scheme Requirement (General)	**Officer Comment/ Allerding and Associates**
	Due to the current natural state of Lot 304, any development will achieve an 'experience of natural areas', however based on the information provided it cannot be concluded that the development is sustainable or low impact. There is a level of uncertainty over the cumulative impact of future development under the LDP, and sustainability of water supply.
3) Prior to commencement of development of any of the four lots a Local Development Plan shall be prepared in accordance with Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 and address the following:	
(3i) A Management Plan that addresses: visitor access	A&A is of the view that the LDP satisfactorily addresses visitor access at the high level LDP stage. Further details on limits on accommodation capacity and measures to control the number of guests and staff would be required at the development application stage.
(3i) A Management Plan that addresses: servicing,	<u>Power – Partially Addressed</u> The LDP satisfactorily addresses power supply at this high level, however the Design Guidelines do not sufficiently guide wind turbine heights, noise, visual impact or information to be assessed at the separate development application stage. <u>Water – Not Addressed</u> The Applicant has provided information about supply of water through sourcing water from the mainland but the information is limited. It has not been demonstrated that a secure, reliable, sustainably on going water supply can be provided to Lot 304.
3i A Management Plan that addresses: maintenance,	The Management Plan provides information outlining maintenance and management actions. Vehicular access is via an existing track in the National Park. It is likely that the track will need maintenance and it has not been clarified as to whether DBCA or the owner of Lot 304 would undertake such maintenance and no evidence of any such arrangements between the parties has been provided. The Management Plan details a maintenance strategy (for the development) and this aspect of the plan is generally supported by A&A. The proposal to have one staff member per building envelope is supported.
3i A Management Plan that addresses:	Not Addressed.

Table 3: Scheme Assessment	
Scheme Requirement (General)	**Officer Comment/ Allerding and Associates**
waste disposal and rubbish management	The LDP does not satisfactorily address storage of waste for guests with longer stays, waste by staff and contingencies if waste is not taken off site by guests. Shire Administration has expressed concerns over the potential for waste build up, wind blown litter, odour, pest management/flies, unauthorised off-site dumping (if waste disposal is not convenient for guests), and capacity of staff buildings to accommodate waste.
3i A Management Plan that addresses: effluent disposal,	Partially Complies. The applicant has lodged a Site and Soil Evaluation (SSE) which recommends an Aerobic Treatment Unit for effluent disposal within each building envelope. The SSE is generally supported, and the Department of Health has no objection to the proposal. Issues identified are that: a) SSE states that "the building envelopes are … 100m from the marine high water mark" and further states that the "extensive 100 m marine setback distance … will reduce any risk of on-site effluent disposal endangering public health or the environment." b) The effluent disposal areas are identified in the building envelopes, and four of the eight building envelopes propose effluent disposal areas that do not achieve the 100 metre setback required. It is of concern that the effluent disposal areas located less than 100m from the foreshore could have an adverse impact upon the marine environment given that the identified 100m setback is not achieved. b) Aerobic treatment units are required to be regularly serviced. c) The Environmental Report recommends ocean and groundwater monitoring.
3i A Management Plan that addresses: service areas,	Partially Complies. The service areas are proposed to be contained within building envelopes which is supported. There is concern that the LDP does not accommodate any larger-need service areas to accommodate vehicles, equipment for maintenance, rubbish stockpiling, boats etc. It is not considered that the Design Guidelines provide sufficient provisions to guide future service areas or outbuildings.
3i	Complies.

Table 3: Scheme Assessment	
Scheme Requirement (General)	**Officer Comment/ Allerding and Associates**
A Management Plan that addresses: the transport of construction material;	A&A considers that the LDP provides sufficient broad information on the transport of construction material. Section 3.7 of the Management Plan provides relevant information in regard to the transport of construction materials. Section 11 of the LDP details information relating to construction. DBCA have advised that a licence may be required under the Conservation and Land Management Act 1984 if construction materials are to be transported through the National Park. A Construction Management Plan can be required at the separate development application stage.
(3ii) The proposed development is to be of a high architectural quality and be designed to be low scale and sympathetic to the location taking into account topography, physical characteristics and unique character of the surrounding area;	Partially Addressed. The applicant has lodged Design Guidelines however they are not supported as being sufficient as a guide for future development or to ensure development meets this condition of the Scheme. TPI's comments on the Design Guidelines are outlined in the body of this report. Condition 9 of SU14 zone states that the Design Guidelines are to be enforced as if the requirements form part of the Scheme. Therefore, any Design Guidelines need to be clear with measurable built form requirements.
(3iii) Coastal setbacks in accordance with relevant state planning policy;	Complies. Consideration of coastal setbacks requires assessment under State Planning Policy 2.6: State Coastal Planning Policy. The applicant has lodged information prepared by Damara to address coastal setbacks. None of the reports or correspondence from Damara specifically assess the current 2026 LDP. However, the reports enable an assessment of the LDP. In summary, the findings of the Damara reports are that: • Erosion risk for 2070 is seaward of the Lot boundary (as detailed in the correspondence dated 7 August 2024); and • Inundation risk management is the definition of building envelopes in areas outside of +4.7m AHD (as detailed in the 16 December 2021 report). The DPLH coastal team recommend that the Development Approval be time limited to not more than 45 years and after which the development shall be removed, and the land shall be rehabilitated.

Table 3: Scheme Assessment	
Scheme Requirement (General)	**Officer Comment/ Allerding and Associates**
	A&A conditionally supports the coastal report, however some LDP provisions could be refined to limit the term of future development.
3(iv) Bushfire management in accordance with relevant state planning policy;	Non-Compliant. The Bushfire Management Plan is not supported as outlined in the body of this report. There are a number of issues, however the most critical is that Shire Administration do not support on-site bushfire shelters due to the ongoing responsibilities for inspections that fall to the local government.
3(v) An environmental report that demonstrates that the Local Development Plan and proposed use and/or development will have a low impact on the natural environment, not compromise the high conservation values and have regard for the need to protect the ecological values and special attributes of the island. The report should include information on building envelopes, visitor numbers, a vegetation assessment and how biosecurity measures to mitigate the risks of feral incursions and disease impacts to the National Park will be achieved.	Partially Addressed. As outlined in this report, there are environmental concerns over the extent of clearing/modified vegetation, waste management and whether the development can be said to have a 'low impact'. The initial Environmental Report did not conclude that the development would have a low impact on the natural environment. After advertising, the Applicant updated the Environmental Report so it now concludes that "the visitor accommodation as proposed in the LDP "can be undertaken in accordance with the Shire of Shark Bay LPS No. 4 with low or no adverse impacts on the ecological values and special attributes of Dirk Hartog Island or its surrounding waters." Given the possible extent of vegetation to be disturbed, in the absence of further detailed information, A&A considers that it has not been demonstrated that removal and/or disturbance of vegetation will have a low impact on the natural environment and not compromise the high conservation values. A&A is satisfied that biosecurity is adequately addressed through the Management Plan and implementation of the Dirk Hartog Island Biosecurity Implementation Plan (DHIBIP).
3(vi) Detailed design guidelines to control colours, materials, built form, scale, and achieve a development sympathetic to the natural character of the island may be required by the Local Government.	The Design Guidelines are not supported as outlined in the body of this report. The Shires Planning Consultant, TPI, has advised that the guidelines are an insufficient planning tool to guide future development and lack clear measurable, enforceable provisions.
4) Any staged development is to address the requirements indicated in (3) above.	Complies. Condition 4 is interpreted to mean that any staged Development Application is also to satisfactorily address the matters detailed under Condition 3. If the LDP was approved, each Development Application would be

Table 3: Scheme Assessment	
Scheme Requirement (General)	**Officer Comment/ Allerding and Associates**
	assessed on merit and in accordance with the Scheme requirements, and each stage would need to meet the Scheme provisions.
5) The local government will have due regard to coastal setbacks and bushfire management in accordance with relevant state planning policies and Clause 67, Schedule 2, Part 9 of the Planning and Development (Local Planning Schemes) Regulations 2015.	Partially Addressed. As detailed in this assessment, coastal setbacks are considered to be capable of being satisfactorily resolved. Bushfire Management has not been resolved to the satisfaction of the Shire.
7) Any development or Local Development Plan shall demonstrate alignment with the objective of the zone	Refer comment under condition 1 Objective
8) Any development or Local Development Plan shall be referred to the Department of Biodiversity, Conservation and Attractions (Parks and Wildlife Services), the Shark Bay World Heritage Advisory committee and the Department of Planning Lands and Heritage for comment	Complies. The Shire has referred the LDP to relevant agencies, and their comments have been considered in the LDP assessment.
9) Any design guidelines that form part of a Local Development Plan approved by the Local Government shall be enforced as if the requirements form part of the Scheme.	Any Design Guidelines have to be enforced by the Shire; however they are not supported in the current form.
10) A Foreshore Management Plan may be required and referred to the Department of Biodiversity, Conservation and Attractions (Parks and Wildlife Services) for endorsement where a physical foreshore exists between the site and the coast as a condition of development	Partially Addressed. A Draft Foreshore/Access Management Plan has been lodged, however DBCA did not specifically comment on it. Once an LDP is approved, this can be considered at the Development Application stage, so a detailed assessment of this Draft Management Plan has not been undertaken as this time.
11) Visual Impact Assessment may be required to demonstrate that any development will not negatively impact on World heritage values or detract from the scenic quality of the land	Addressed. The LDP contains visual aspect images of Lot 304. It is considered that the images are acceptable for the purposes of assessment of the LDP, given that the exact building configuration is not known at this time. It is appropriate that further and a more detailed Visual Impact Assessment is undertaken at the more detailed Development Application stage. This should not be taken

Table 3: Scheme Assessment	
Scheme Requirement (General)	**Officer Comment/ Allerding and Associates**
	to mean that the visual impact is acceptable, it is simply that a more detailed assessment would be undertaken at the Development Application stage.

LEGAL IMPLICATIONS

Environment Protection and Biodiversity Conservation Act 1999 – (EPBC Act) is Australia's national environmental law and it makes sure that nationally significant animals, plants, habitats and heritage places are identified, and any potential negative impacts on them are carefully considered, before changes in land use or new developments are approved.

Proponents must seek Commonwealth approval if their plans might significantly impact on matters of national significance.

Under the Environment Protection and Biodiversity Conservation Act a referral can only be made by the person proposing to take the action (which can include a person acting on their behalf).

The onus is on the applicant or owners to undertake a self assessment under the EPBC Act. The Flora Report dated 2020 concludes that *"referral under the EPBC Act is not considered to be required as any proposed actions are unlikely to significantly impact upon any threatened flora species*."

Environmental Protection Act 1986 – Part IV of the *Environmental Protection Act 1986* (the Act) makes provision for the Environmental Protection Authority to undertake environmental impact assessment of significant proposals, strategic proposals and Schemes.

The LDP was not referred to EPA however, comments from the EPA on the 2015 Development Application are included in the LDP Supporting Report D.

Planning and Development (Local Planning Schemes) Regulations 2015 -

Clause 51(c) allows the local government to have due regard to the matters set out in clause 67(2) to the extent that those matters are relevant to the development to which the plan relates.

Clause 67 of the Deemed Provisions outlines 'matters to be considered by Council' including and not limited to the aims and provisions of the Scheme, orderly and proper planning, any approved state policy, the compatibility of the development with its setting including to development on adjoining land, amenity, loading, access, traffic and any submissions received on a proposal.

Part 6 outlines the process for Local Development Plans including lodgement, acceptance for processing, advertising, consideration of submissions, decision (options) for the local government, timeframes, and review. The local government is required to make a decision on the Local Development Plan within 60 days after the close of advertising or such time as agreed to by the Applicant. The Applicant agreed to an extension of time to determine the LDP at the March 2026 Council meeting.

If the LDP is approved, the approval has an effect for ten years or another period determined by the local government.

Clause 54 outlines that a person who prepared a local development plan may apply to the State Administrative Tribunal for a review of a decision by the local government not to approve the Local Development Plan.

Shire of Shark Bay Local Planning Scheme No 4 explained in the body of this report and **Attachment 1**.

It should also be noted that in regard to the Special Control Area for the Shark Bay World Heritage Property, Clause 37.2 requires the local government to have regard to the following:

(a) Requirements for referral of proposals to the Environmental Protection Authority under Part IV of the *Environmental Protection Act 1986.*
(b) Relevant State Planning Policies including and not limited to the State Coastal Planning.
(c) Any recommendations and advice provided by relevant government agencies.
(d) Recommendations and advice by the Shark Bay World Heritage Advisory Committee or any replacement of that Committee.

POLICY IMPLICATIONS
There are no known policy implications relative to this report.

FINANCIAL IMPLICATIONS
The Shire pays consultancy fees to Allerding and Associates in regard to assessment of this LDP and preparation of this report. A schedule of fees was prepared that was payable by the Applicant, but any costs incurred above and beyond are met by the Shire.

In the event that Applicant is aggrieved by the Council's decision they may apply for a review of the decision through the State Administrative Tribunal. If that occurs there will be costs associated with the State Administrative Tribunal process.

STRATEGIC IMPLICATIONS
The 'Special Use' zoning of Lot 304 under the Shire of Shark Bay Local Planning Scheme No 4 is generally consistent with the recommendations of the Local Planning Strategy.

RISK MANAGEMENT
This is a low risk item to Council.

VOTING REQUIREMENTS
Simple Majority Required

SIGNATURES

Author	Amanda Butterworth
Chief Executive Officer	Dale Chapman
Date of Report	14 July 2026

12.0 ADMINISTRATION REPORT

12.1 WA LOCAL GOVERNMENT ASSOCIATION ANNUAL CONFERENCE 2026
CM00053

Author
Executive Assistant

Disclosure of Any Interest
Nil

Moved Cr
Seconded Cr

Officers Recommendation

That the Shire of Shark Bay do not nominate any representatives to attend the 2026 Western Australian Local Government Association Annual Conference to be held in Perth from Wednesday 16 September to Friday 18 September 2026.

Background
The Western Australian Local Government Association holds an Annual Conference for Local Government Elected Members, Chief Executive Officers and other key Executive Staff.

Comment
The annual 2026 Western Australian Local Government Association Conference (Local Government Week) is scheduled to be held from Wednesday 16 September to Friday 18 September 2026 and unfortunately will conflict with the first official gathering of the Shire of Shark Bay Audit, Risk, and Improvement Committee to be chaired in person by our recently appointed Independent Chair.

It is therefore recommended that no representatives from the Shire of Shark Bay are nominated. Aside from the COVID-19 impacted year of 2020 the Shire has been represented every year for at least the last 15 years.

Specifics of the conference program are yet to be released.

Previous attendance to the Conference is as follows:

YEAR	NOMINATED	NOTES
2025	Cr Stubberfield Cr Fenny Cr Smith	
2024	Cr Stubberfield Cr Smith Cr Cowell Cr Vankova	Cr Smith and Cr Vankova did not attend
2023	Cr Cowell Cr Ridgely Cr Vankova	

2022	Cr Smith Cr Cowell Cr Vankova Cr Ridgley	Cr Ridgley did not attend Cr Smith did not attend
2021	Cr Smith Cr Ridgley	Cr Ridgley did not attend
2020	Conference Cancelled	Due to COVID-19
2019	All Councillors Nominated	Cr Laundry and Cr Bellottie attended
2018	Cr Fenny Cr Burton Cr Cowell	Cr Cowell did not attend
2017	Cr Bellottie Cr Laundry	
2016	Cr Ridgley Cr Capewell Cr Cowell	
2015	Cr Laundry Cr Bellottie	
2014	Cr Ridgley Cr Wake Cr Prior	Cr Ridgley did not attend
2013	Cr Cowell Cr Prior	
2012	Cr Wake Cr Capewell	

Legal Implications
There are no legal implications relative to this report

Policy Implications
Council's Policy number 1.6 Conference and Training Attendance:

The conferences and training to which this policy applies shall generally be limited to:

- Events organised by the Western Australian Local Government Association, Australian Local Government Association and Australian Local Government's Women's Association.

Financial Implications
The total cost of a Councillor attending the Conference is approximately $3,700 ex GST. This includes flights, accommodation, meals, and conference fees.

The costs associated with the conference can be removed from the 2026/2027 annual budget should the recommendation be supported.

Strategic Implications
Outcome 6 - A strategically focused, unified Council, functioning efficiently
6.1.1 Support and facilitate relevant training and development for Council Members.

Risk Management
This is a low-risk item for Council.

Voting Requirements
Simple Majority Required

Signatures

Chief Executive Officer	D Chapman
Date of Report	15 July 2026

13.0 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

14.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

15.0 MATTERS BEHIND CLOSED DOORS

16.0 DATE AND TIME OF NEXT MEETING

The next Ordinary meeting of the Shark Bay Shire Council will be held in the Council Chamber at the Shark Bay Recreation Centre, Francis Street, Denham on 26 August 2026 commencing at 1.00 pm.

17.0 CLOSURE OF MEETING

When there is no further business, the President will close the Ordinary Council meeting.