



SHIRE OF  
**DOWERIN**  
TIN DOG TERRITORY

# MINUTES

## Ordinary Council Meeting

To be held in Council Chambers  
13 Cottrell Street, Dowerin WA 6461  
Tuesday 26 May 2026  
Commencing 4:00pm



# Table of Contents

|       |  |
|-------|--|
| 1.    | <b>Official Opening / Obituaries</b>   |
| 2.    | <b>Record of Attendance / Apologies / Leave of Absence</b>                       |
| 3.    | <b>Public Question Time</b>  |
| 4.    | <b>Disclosure of Interest</b>  |
| 5.    | <b>Applications for Leave of Absence</b>   |
| 6.    | <b>Petitions and Presentations</b>   |
| 7.    | <b>Confirmation of Minutes of the Previous Meetings</b>                          |
| 7.1   | <a href="#">Ordinary Council Meeting held on 28 April 2026</a>                   |
| 7.2   | <a href="#">Special Council Meeting held on 5 May 2026</a>                       |
| 8.    | <b>Minutes of Committee Meetings to be Received</b>                              |
| 8.1   | <a href="#">Audit &amp; Risk Committee Meeting held on 24 April 2026</a>         |
| 8.2   | <a href="#">Assets &amp; Works Committee Meeting held on 12 May 2026</a>         |
| 9.    | <b>Recommendations from Committee Meetings for Council Consideration</b>         |
| 9.1   | <b><a href="#">Audit &amp; Risk Committee Meeting</a></b>                        |
| 9.1.1 | <a href="#">Appointment of the Independent Deputy Presiding Member</a>           |
| 9.1.2 | <a href="#">Risk Dashboard Review</a>  |
| 9.2   | <b><a href="#">Asset &amp; Works Committee Meeting</a></b>                       |
| 9.2.1 | <a href="#">2026-2027 Capital Infrastructure Program</a>                         |
| 9.2.2 | <a href="#">Plant Replacement Program</a>  |
| 9.2.3 | <a href="#">GROH Housing Proposal</a>  |
| 10.   | <b>Announcements by the President Without Discussion</b>                         |
| 11.   | <b>Officer's Reports - Corporate and Community Services</b>                      |
| 11.1  | <a href="#">Financial Activity Statements</a>                                    |
| 11.2  | <a href="#">List of Accounts Paid</a>  |
| 12.   | <b>Officer's Reports - Governance and Compliance</b>                             |
| 12.1  | <a href="#">Development Application - Lot 24861 Morrell North Road, DOWERIN</a>  |
| 12.2  | <a href="#">Application to Keep More Than Two Dogs - 1 Stacy Street, DOWERIN</a> |
| 13.   | <b>Officer's Reports - Asset &amp; Works</b>                                     |
| 13.1  | <a href="#">Proposed RV Rest Stop Trial - Dowerin Information Bay Precinct</a>   |
| 14.   | <b>Urgent Business Approved by the Person Presiding or by Decision</b>           |
| 15.   | <b>Elected Members' Motions</b>  |
| 16.   | <b>Matters Behind Closed Doors</b>   |
| 17.   | <b>Closure</b>   |

## Shire of Dowerin Ordinary Council Meeting 4:00pm Tuesday 26 May 2026

### 1. Official Opening / Obituaries

The President welcomes those in attendance and declares the Meeting open at 4:06pm

### 2. Record of Attendance / Apologies / Leave of Absence

#### Councillors:

|               |                  |
|---------------|------------------|
| Cr DP Hudson  | President        |
| Cr RI Trepp   | Deputy President |
| Cr JA Graffin |                  |
| Cr AR Jones   |                  |
| Cr JC Sewell  |                  |

#### Staff:

|                        |  |
|------------------------|--|
| Ms M Barthakur         | Chief Executive Officer                      |
| Ms K Rose              | Manager of Governance and Community Services |
| Mr B Forbes            | Manager of Infrastructure and Projects       |
| Ms D Griffiths-I'Anson | Governance Officer                           |

#### Members of the Public:

#### Apologies:

|           |                               |
|-----------|-------------------------------|
| Ms R Wall | Manager of Corporate Services |
|-----------|-------------------------------|

#### Approved Leave of Absence:

Cr CJ Meakins

### 3. Public Question Time

Nil

### 4. Disclosure of Interest

Nil

## 5. Applications for Leave of Absence

Nil

## 6. Petitions and Presentations

Nil

## 7. c

7.1 Ordinary Council Meeting held on 28 April 2026

[Attachment 7.1A](#)

7.2 Special Council Meeting held on 5 May 2026

[Attachment 7.2A](#)

### Voting Requirements



Simple Majority



Absolute Majority

### Officer's Recommendation/ Resolution - 7

Moved Cr Jones

Seconded: Cr Trepp

1313

That, by Simple Majority pursuant to Sections 5.22(2) and 3.18 of the *Local Government Act 1995*, the Minutes of the Ordinary Council Meeting held 28 April 2026, as presented in Attachment 7.1A, and the Minutes of the Special Council Meeting held 5 May 2026, as presented in Attachment 7.2A be confirmed as a true and correct record of proceedings.

CARRIED 5/0

For: Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

## 8. Minutes of Committee Meeting(s) to be Received

8.1 Audit & Risk Committee Meeting held on 24 April 2026  
[Attachment 8.1A](#)

8.2 Asset & Works Committee Meeting held on 12 May 2026  
[Attachment 8.2A](#)

### Voting Requirements

Simple Majority  Absolute Majority

### Officer's Recommendation/ Resolution – 8

Moved Cr Graffin Seconded: Cr Sewell

1314 That, by Simple Majority pursuant to Sections 5.22(2) and 3.18 of the *Local Government Act 1995*, the Minutes of the Audit & Risk Committee Meeting held on 24 April 2026, as presented in Attachment 8.1A, and the Asset & Works Committee Meeting held on 12 May 2026 as presented in Attachment 8.2A, be received.

CARRIED 5/0

For: Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

## 9. Recommendations from Committee Meetings for Council Consideration

### 9.1 Audit & Risk Committee Meeting

#### 9.1.1 Appointment of the Independent Deputy Presiding Member

Refer to ARIC Meeting minutes dated 24 April 2026

### Voting Requirements

Simple Majority  Absolute Majority

### Officer's Recommendation/ Resolution – 9.1.1

Moved Cr Graffin Seconded: Cr Trepp

1315 That Council, in accordance with Section 7.12A of the *Local Government Act 1995*, and Regulation 17 of the *Local Government (Financial Management) Regulations 1996*:

1. Notes that the expression of interest process for the Independent Deputy Presiding Member of the Audit, Risk and Improvement Committee closed on 20 April 2026 at 5:00pm, with one application received;
2. Notes that Ms Nadine McMorran is the sole applicant and a former Councillor with relevant experience in local government governance and committee processes;
3. Endorses to appoint Ms Nadine McMorran as Independent Deputy Presiding Member of the Audit, Risk and Improvement Committee;
4. Authorises the Chief Executive Officer to finalise appointment arrangements post council approval.

CARRIED 5/0

For: Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

## 9.1.2 Risk Dashboard Review

Refer to ARIC Meeting minutes dated 24 April 2026

[Attachment 9.1.2A - Risk Dashboard](#)

### Voting Requirements

Simple Majority  Absolute Majority

### Officer's Recommendation/ Resolution - 9.1.2

Moved Cr Sewell Seconded: Cr Jones

1316 That, in accordance with Regulations 16 and 17 of the Local Government (Audit) Regulations 1996, Council:

1. Receives the Risk Dashboard Quarterly Report - April 2026, as presented in Attachment 9.1.2A, detailing significant risks and required mitigation actions; and
2. Adopts the Risk Dashboard Quarterly Report - April 2026, with ongoing allocation of resources and budget to address them effectively

CARRIED 5/0

For: Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

## 9.2 Asset & Works Committee Meeting

### 9.2.1 2026-2027 Capital Infrastructure Program

Refer to AWC Meeting minutes dated 12 May 2026

[Attachment 9.2.1A - Capital Infrastructure Program](#)

### Voting Requirements

Simple Majority  Absolute Majority

### Officer's Recommendation/ Resolution - 9.2.1

Moved Cr Sewell Seconded: Cr Graffin

1317 That, by Simple Majority, Council:

1. Endorses the Draft 2026/2027 Road Program with the following amendments:
  - a. Defer gravel resheeting of Amery Benjaberring Road (SLK 6.00 - 8.67), and
  - b. Defer bridge repairs to Bridge 4751 on Dowerin-Koorda Road.
2. Approves inclusion of the amended program within the 2026/2027 Annual Budget; and
3. Supports the delivery of the program in accordance with confirmed funding and operational capacity.

CARRIED 5/0

For: Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

### 9.2.2 Plant Replacement Program

Refer to AWC Meeting minutes dated 12 May 2026  
[Attachment 9.2.2A - Plant Replacement Program](#)

#### Voting Requirements

Simple Majority  Absolute Majority

#### Officer's Recommendation/ Resolution – 9.2.2

**Moved** Cr Graffin **Seconded:** Cr Trepp

**1318** That, by Simple Majority, Council:

1. Endorses the Draft 2026/2027 Plant Replacement Program with the following amendment:
  - a. Inclusion of \$50,000 towards the purchase of a loader for the Amery Refuse Site;
2. Approves inclusion of the program within the 2026/2027 Annual Budget; and
3. Supports the procurement of plant items in accordance with the endorsed program and relevant procurement requirements.

CARRIED 4/1

**For:** Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones

**Against:** Cr Sewell

### 9.2.3 GROH Housing Project

Refer to AWC Meeting minutes dated 12 May 2026

#### Voting Requirements

Simple Majority  Absolute Majority

#### Officer's Recommendation/ Resolution – 9.2.3

**Moved** Cr Sewell **Seconded:** Cr Trepp

**1319** That, by Simple Majority, Council:

1. Includes a capital allocation of \$950,000 in the 2026/2027 Annual Budget for the construction of a GROH compliant 4x2 dwelling;
2. Endorses the delivery of the project via an in-situ construction model;
3. Approves the progression of formal arrangements with the Department of Communities under the GROH program; and
4. Supports the inclusion of the project within the 2026/2027 Capital Works Program noting that the project is subject to the confirmation of funding availability and final budget adoption by Council.

CARRIED 5/0

**For:** Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

### 10. Announcements by the President Without Discussion

The President wished Cr Meakins a successful recovery post operation.

**11. OFFICER’S REPORTS – CORPORATE AND COMMUNITY SERVICES**

**11.1 Financial Activity Statements**

**Corporate and Community Services**

|                                |   |
|--------------------------------|---|
| <b>Date:</b>                   | 8 May 2026  |
| <b>Location:</b>               | Not Applicable  |
| <b>Responsible Officer:</b>    | Manisha Barthakur, Chief Executive Officer  |
| <b>Author:</b>                 | Rachael Wall, Manager of Corporate Services   |
| <b>Legislation:</b>            | <i>Local Government Act 1995; Local Government (Financial Management) Regulations 1996</i>                      |
| <b>SharePoint Reference:</b>   | Organisation / Financial Management / Reporting / Financial Statements / 2025-2026 Monthly Financial Statements |
| <b>Disclosure of Interest:</b> | Nil   |
| <b>Attachments:</b>            | <a href="#">Attachment 11.1A – Monthly Financial Report</a>   |

**Purpose of Report**

Executive Decision

Legislative Requirement

**Summary**

This item presents the Statement of Financial Activity to Council for the period April 2026.

**Background**

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare financial reports.

Regulations 34 and 35 of the *Local Government (Financial Management) Regulations 1996* set out the form and content of the financial reports which have been prepared and are presented to Council.

**Comment**

To fulfil statutory reporting requirements and provide Council with a synopsis of the Shire of Dowerin’s overall financial performance on a year-to-date basis, the following financial information is included in the Attachment.

The Statements of Financial Activity provide details of the Shire’s operating revenues and expenditures on a year-to-date basis. The reports further include details of non-cash adjustments and capital revenues and expenditures, to identify the Shire’s net current position.

Note 1 – Statement of Financial Activity

Notes supporting the Statement of Financial Activity by Nature and Type (Statutory) and by Program (for information).

### Note 2 - Cash and Financial Assets

This note provides Council with the details of the actual amounts in the Shire's bank accounts and/or investment accounts as at the reporting date.

### Note 3 - Receivables

This note provides Council with both Rates Receivables and General Receivables outstanding as at the reporting date. This report has been expanded to further break down the detail of General Receivables.

### Note 4 - Other Current Assets

This note provides details of other current assets that the Shire may hold.

### Note 5 - Payables

This note provides details of Shire payables unpaid as at the reporting date. This Note is new to the financial statements.

### Note 6- Rate Revenue

This note provides details of rates levied during the year.

### Note 7 - Disposal of Assets

This note gives details of the capital asset disposals during the year.

### Note 8- Capital Acquisitions

This note details the capital expenditure program for the year.

### Note 9 -Borrowings

This note shows the Shire's current debt position and lists all borrowings.

### Note 10 - Cash Backed Reserves

This note provides summary details of transfers to and from reserve funds, and associated interest earnings on reserve funds, on a year-to-date basis.

### Note 11 - Other Current Liabilities

This note outlines any provisions the Shire has on hand relative to other current liabilities.

### Note 12 - Operating Grants and Contributions Received

This note provides information on operating grants received.

### Note 13 - Non-Operating Grants and Contributions Received

This note provides information on non-operating grants received.

### Notes 14 - 16 Operational Data Sub program data

Council adopted (in conjunction with the Annual Budget) a material reporting variance threshold of 10% or \$5,000, whichever is the greater. This note explains the reasons for any material variances identified in the Statements of Financial Activity at the end of the reporting period.

## **Consultation**

Manisha Barthakur, Chief Executive Officer

Rachael Wall, Manager of Corporate Services

Ben Forbes, Manager of Infrastructure and Projects

Megan Shirt, Consultant

## **Policy Implications**

The Shire of Dowerin has a comprehensive suite of financial management policies. Finances have been managed in accordance with these policies.

## Strategic Implications

### Strategic Community Plan

|                     |  |
|---------------------|--|
| Community Priority: | Our Organisation   |
| Objective:          | <i>Deliver a high standard of governance and administration.</i> |
| Outcome:            | 4.1  |
| Reference:          | 4.1c   |

### Asset Management Plan

Nil

### Long Term Financial Plan

Nil

## Statutory Implications

Council is required to adopt monthly statements of financial activity to comply with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*.

## Risk Implications

|                                      |   |
|--------------------------------------|---|
| <b>Risk Profiling Theme</b>          | Failure to fulfil statutory regulations or compliance requirements  |
| <b>Risk Category</b>                 | Compliance  |
| <b>Risk Description</b>              | No noticeable regulatory or statutory impact                        |
| <b>Consequence Rating</b>            | Insignificant (1)   |
| <b>Likelihood Rating</b>             | Rare (1)  |
| <b>Risk Matrix Rating</b>            | Low (1)   |
| <b>Key Controls (in place)</b>       | Governance Calendar, Financial Management Framework and Legislation |
| <b>Action (Treatment)</b>            | Nil   |
| <b>Risk Rating (after treatment)</b> | Adequate  |

Timely preparation of the monthly financial statements within statutory guidelines is vital to good financial management. Failure to submit compliant reports within statutory time limits will lead to non-compliance with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

**Financial Implications**

Nil

**Voting Requirements**



Simple Majority



Absolute Majority

**Officer's Recommendation/Resolution - 11.1**

**Moved** Cr Trepp

**Seconded:** Cr Sewell

**1320** That Council, by Simple Majority pursuant to Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, receives the draft statutory Financial Activity Statement report for the period of April 2026, as presented in Attachment 11.1A

**CARRIED 5/0**

**For:** Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

UNCONFIRMED

| 11.2 List of Accounts Paid                |   |
|---|---|
| <b>Corporate &amp; Community Services</b> |   |
| <b>Date:</b>                              | 9 April 2026  |
| <b>Location:</b>                          | Not Applicable  |
| <b>Responsible Officer:</b>               | Manisha Barthakur, Chief Executive Officer  |
| <b>Author:</b>                            | Rachael Wall, Manager of Corporate Services   |
| <b>Legislation:</b>                       | <i>Local Government Act 1995;</i><br><i>Local Government (Financial Management) Regulations 1996</i>                |
| <b>SharePoint Reference:</b>              | Organisation/Financial Management/Reporting/Financial Statements and Credit Cards                                   |
| <b>Disclosure of Interest:</b>            | Nil   |
| <b>Attachments:</b>                       | <a href="#">Attachment 11.2A - April List of Payments</a><br><a href="#">Attachment 11.2B - Visa and Star Cards</a> |

**Purpose of Report**

Executive Decision  Legislative Requirement

**Summary**

This Item presents the List of Accounts Paid, paid under delegated authority, for April 2026.

**Background**

Nil

**Comment**

The List of Accounts Paid as presented have been reviewed by the Chief Executive Officer.

**Consultation**

Manisha Barthakur, Chief Executive Officer  
 Rachael Wall, Manager of Corporate Services  
 Ben Forbes, Manager of Infrastructure and Projects  
 Kahli Rose, Manager of Governance and Community Services

**Policy Implications**

The Shire of Dowerin has a comprehensive suite of financial management policies. Finances have been managed in accordance with these policies. Payments have been made under delegated authority.

## Strategic Implications

### Strategic Community Plan

Community Priority: Our Organisation

Objective: *Deliver a high standard of governance and administration.*

Outcome: 4.1

Reference: 4.1c

### Asset Management Plan

Nil

### Long Term Financial Plan

Nil

## Statutory Implications

Regulation 12 and 13 of the *Local Government (Financial Management) Regulations 1996* requires that a separate list be prepared each month for Council showing creditors paid under delegated authority.

## Risk Implications

|                                      |  |
|--------------------------------------|--|
| <b>Risk Profiling Theme</b>          | Failure to fulfil statutory regulations or compliance requirements |
| <b>Risk Category</b>                 | Compliance   |
| <b>Risk Description</b>              | No noticeable regulatory or statutory impact                       |
| <b>Consequence Rating</b>            | Insignificant (1)  |
| <b>Likelihood Rating</b>             | Rare (1)   |
| <b>Risk Matrix Rating</b>            | Low (1)  |
| <b>Key Controls (in place)</b>       | Governance Calendar  |
| <b>Action (Treatment)</b>            | Nil  |
| <b>Risk Rating (after treatment)</b> | Adequate   |

## Financial Implications

Nil

### Voting Requirements

Simple Majority  Absolute Majority

### Officer's Recommendation/Resolution - 11.2

**Moved** Cr Graffin **Seconded:** Cr Trepp

**1321** That Council, by Simple Majority pursuant to Section 6.8(1)(a) of the *Local Government Act 1995* and Regulation 12 & 13 of the *Local Government (Financial Management) Regulations 1996*, receives the report from the Chief Executive Officer on the exercise of delegated authority in relation to creditor payments from the Shire of Dowerin Municipal Fund, as presented in Attachments 11.2A and as detailed below:

#### Summary of List of Accounts Paid - April 2026

|                        |                       |
|------------------------|-----------------------|
| EFT 14874 to EFT 14973 | \$1,249,859.11        |
| Direct Debits Total    | \$59,042.43           |
| Payroll Total          | \$164,174.96          |
| <b>TOTAL PAYMENTS</b>  | <b>\$1,473,076.50</b> |

CARRIED 5/0

**For:** Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

## 12. OFFICER'S REPORTS - GOVERNANCE AND COMPLIANCE

### 12.1 Development Application - Lot 24861 Morrell North Road, DOWERIN

## Governance & Compliance

|                                |  |
|--------------------------------|--|
| <b>Date:</b>                   | 10 May 2026  |
| <b>Location:</b>               | Lot 24861 Morrell North Road, DOWERIN  |
| <b>Responsible Officer:</b>    | Manisha Barthakur, Chief Executive Officer                                   |
| <b>Author:</b>                 | Julian Goldacre, Environmental Health and Regulatory Officer                 |
| <b>Legislation:</b>            | Shire of Dowerin Local Planning Scheme N° 2                                  |
| <b>Sharepoint Reference:</b>   |  |
| <b>Disclosure of Interest:</b> | Nil  |
| <b>Attachments:</b>            | <a href="#">Attachment 12.1A - Supporting Planning Application Documents</a> |

#### Purpose of Report

Executive Decision

Legislative Requirement

#### Summary

The planning development application proposes to site a modular dwelling house on Rural zoned land together with a large water tank and proposed stand-alone power system/s. This dwelling house will constitute a second dwelling as the original dwelling on the farm built in the 1930s will be retained. A Condition is applied, and four Advice Notes are provided to assist the applicant and owners.

#### Background

The Shire of Dowerin received a development application on the 10 April 2026 for a second dwelling house inclusive of an 80,000 litre water tank on Rural zoned land located at Lot 24861 Morrell North Road, Dowerin (the DA) as presented in Attachment A, and recorded as DA2026-05. An existing dwelling constructed around the 1930s is to be retained for continuing use by the parents to support family and provide intergenerational living arrangements assisting with the seasonal farming activities.

#### Comment

The DA presents a new single story 3 bedroom dwelling house of 210m<sup>2</sup> inclusive of alfresco area, verandah and the 80,000 litre water tank. The dwelling house proposed is set back a minimum of 450 metres from the road and is of a design and type ubiquitous to the wheatbelt region. The dwelling house architecture is typical for a modern modular dwelling together with ambient colour schemes and wall and roof treatments. The purpose of this dwelling house is to permanently accommodate family members to live and work the seasonal farming activities.

On review, the Shire of Dowerin Local Planning Scheme No. 2 (the Scheme) permits the 'use' of a single dwelling on Rural zoned land although is explicitly silent on the 'use' and 'works' of a second, or even a third dwelling in such a zone. Anecdotally, more contemporary local planning schemes do specifically address such developments to facilitate approvals. Notwithstanding this, a thorough investigation of the Scheme and suitable consultation has provided for sufficient scope to be able to consider this proposal as a 'use not listed'.

This DA is assessed against the Scheme 'Table 1 - Zoning Table' which lists 'uses' permitted (P), or not (X), and it is practicably determined the DA is considered a 'use not listed'. Firstly, the proposal is not a 'single dwelling' given a dwelling house already exists on the lot dating back to the 1930s. Secondly, the proposal is not a 'residential building' for the defined purpose of temporary habitation of two or more persons, or 7 or more persons who do not comprise a single family. Thirdly, the proposal is not a lodging house, nor an aged or dependant persons dwelling. Lastly, the proposal is not a 'grouped dwelling' noting the DA is not a single development outcome given the original dwelling house already exists and does not involve considerations of shared planning such as although not limited to access, setbacks, open space, and parking. Also, the DA is not physically proximate to the existing dwelling house given the separation distance of 1,450 meters therefore does not form a recognisable residential group (e.g. duplexes, villas, townhouses...). Consequently, the existing dwelling relationship with the DA whilst located on the same cadastral lot clearly has a lack of functional integration in this rural land use context to not constitute a 'grouped dwelling' development as contemplated by the Residential Design Codes Vol. 1 (R Code) when applied to the Rural zone through Table 1. Furthermore, support for the DA is provided for in the Scheme through clause 4.10 use of the broad term 'residential development' that means "... development of permanent accommodation for people, and may include all dwellings, the residential component of mixed-use development, and residential buildings proposing permanent accommodation". Therefore, this term provides additional supporting substance for the DA given the many options available for residential developments when considered on the terms of substance rather than on simple form.

The DA particulars. The DA proposed is situated within a Bush Fire Zone for which a Bushfire Attack Level (BAL) Certificate dated 3 December 2025 is issued with the determined Bush Fire Attack Level of BAL-19. Whilst this BAL is below the statutory planning considerations for a local government, a note is made in the report (Page 7) recommending a 20 meter low-fuel / asset protection zone around the dwelling during the fire hazard reduction notice periods; this is fully supported and encouraged and will be an advice note.

Sewerage, Water and Power supply. The dwelling house will require an approval to construct an apparatus for the treatment of sewerage (Septic System), and an approval to use. Whilst the Attachment A site plan shows an illustration for a Septic System, the design will be wholly dependent on the Environmental Health Officer (EHO) undertaking a soil test to determine site-soil conditions and then formally provide the details of the appropriate type and size of the septic system; this will be an advice note. Water supply is available on Lot 24861 based on telephone discussions with the EHO that revealed the existing farm supply will be accessed for the new dwelling house; this will be an advice note given a dwelling water supply is a Shire of Dowerin Health Local laws 1997 (as amended) requirement. An 80,000 litre water tank is proposed for water storage either captured and/or mains supplied. Power supply based on telephone discussions with the EHO for the new dwelling house is not provided for through a reticulated electricity supply. Therefore, an 'off-grid' also known as a 'stand-alone power' system is instead proposed. Whilst such stand-alone power systems are generally supported through State Planning Policy 2.5 Rural Planning (2016), a stand-alone power supply system must be able to demonstrate that the energy generated through the renewable energy source/s is sufficient for the intended dwelling house requirements. Consequently, a condition will be provided to demonstrate the proposed stand-alone power system/s is sufficient for the proposed dwelling house use.

A building permit will be required for the proposed dwelling house although the 80,000 litre water tank being a class 10A building does not due to being outside the gazetted town site boundaries of the district of Dowerin; an advice note will be provided.

The DA as presented has practicable merit for Council to consider supporting the resolution for approval with the listed Conditions and Advice Notes.

## Consultation

Mr Paul Sewell, Principal Planner | Land Use Planning, Department of Planning, Lands and Heritage.

**Policy Implications**

State Planning Policy 2.5 Rural Planning (2016).

**Statutory Implications**

Shire of Dowerin Local Planning Scheme No 2, &  
 Shire of Dowerin Health Local Laws 1997 (as amended).

**Strategic Implications**

**Strategic Community Plan**

Community Priority: Our Organisation

Objective: We are recognised as a transparent, well governed, and effectively managed  
 Local Government

Outcome: 5.4

Reference: 5.4.2

**Asset Management Plan**

Nil

**Long Term Financial Plan**

Nil

**Risk Implications**

|                                      |  |
|--------------------------------------|--|
| <b>Risk Profiling Theme</b>          | Failure to fulfil statutory regulations or compliance requirements   |
| <b>Risk Category</b>                 | Property (Plant, Equipment, Buildings)   |
| <b>Risk Description</b>              | Short term non-compliance but with significant regulatory requirements imposed   |
| <b>Consequence Rating</b>            | Moderate (3)   |
| <b>Likelihood Rating</b>             | Unlikely (2)   |
| <b>Risk Matrix Rating</b>            | Moderate (5)   |
| <b>Key Controls (in place)</b>       | A Condition and 4 Advice Notes subject to Planning & Health Statutory compliances.   |
| <b>Action (Treatment)</b>            | Officer to follow up Stand-Alone power/s Condition is complied with and cleared, and Advice Note related to water supply achieved for health compliance. |
| <b>Risk Rating (after treatment)</b> | Not Rated  |

## Financial Implications

Development application fee of \$1,739.48.

## Voting Requirements



Simple Majority



Absolute Majority

## Officer's Recommendation/Resolution - 12.1

Moved Cr Graffin

Seconded: Cr Sewell

1322 That Council, by Simple Majority, approves Development Approval application DA2026-05 received on the 10 April 2026 for a new single story 3 bedroom dwelling house of 210m<sup>2</sup> inclusive of alfresco area, verandah, and an 80,000 litre water tank on the land located at lot 24861 Morrell North Road, Dowerin; and subject to following Condition, and information Advice Notes:

### CONDITIONS

1. To demonstrate to the Shire of Dowerin that the proposed stand-alone power system/s is sufficient for the proposed dwelling house use.

### ADVICE NOTES

Note 1: That the Bushfire Attack Level Assessment Report dated 3 December 2025 provides a recommendation for a 20 meter low-fuel / asset protection zone around the dwelling to be implemented and maintained during the Shire of Dowerin fire hazard reduction notice periods which is supported and encouraged to be considered so as to mitigate fire risk to life and property.

Note 2. An application to construct an apparatus for the treatment of sewerage (a septic system) is required to be applied for so that the Environmental Health Officer (EHO) can undertake a soil test to determine site-soil conditions to then be able to administrate the details of the appropriate type and size of the septic system through the Approval to Construct documentation. Note, a building permit is not able to be issued and served until the Approval to Construct documentation process is fulfilled.

Note 3. To demonstrate to the Shire of Dowerin that the proposed water supply for the new dwelling house from the existing water service is sufficient and suitable for the proposed dwelling house use. This is a Shire of Dowerin Health Local laws 1997 (as amended) requirement for all dwelling houses. And

Note 4. An application for a building permit to construct onsite the new dwelling house is required to be submitted to the Shire of Dowerin to facilitate a permit to build. Note, the proposed water tank of 80,000 litres is deemed a class 10A building thus does not require a building permit to construct/install in this instance as is outside a gazetted town site boundary within the district of Dowerin.

CARRIED 5/0

For: Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

**12.2 Application to Keep More Than Two Dogs - 1 Stacy Street, DOWERIN**

## Governance and Compliance

|                                |  |
|--------------------------------|--|
| <b>Date:</b>                   | 14 May 2026  |
| <b>Location:</b>               | 2-4 Stacy Street, DOWERIN  |
| <b>Responsible Officer:</b>    | Keith Squibb, Ranger   |
| <b>Author:</b>                 | Kahli Rose, Manager of Governance and Community Services   |
| <b>Legislation:</b>            | <i>Dog Act 1976;</i><br><i>Shire of Dowerin Dogs Local Law 2012</i>  |
| <b>SharePoint Reference:</b>   | Compliance > Ranger > Multipet   |
| <b>Disclosure of Interest:</b> | Nil  |
| <b>Attachments:</b>            | <a href="#">Attachment 12.2A - Multi-Pet Application</a><br><a href="#">Attachment 12.2B - Ranger Inspection Report</a><br><a href="#">Attachment 12.2C - Responses from Neighbouring Properties</a> |

### Purpose of Report

Executive Decision

Legislative Requirement

### Summary

Council is requested to consider an application submitted by Mr Aiden Begley seeking approval to keep four (4) dogs at 1 Stacy Street, Dowerin, in accordance with the Shire of Dowerin Dogs Local Law 2012.

The application relates to four working dogs currently housed at the property and used for livestock work. A ranger inspection has been undertaken, with the inspection report concluding that the fencing, housing arrangements, dog condition and overall management of the animals are suitable.

Four neighbouring property responses were received objecting to the application. Following investigation, the Ranger determined that two objections related to historical issues involving previous dogs at the property, while the remaining concerns could be adequately managed through standard approval conditions.

The Ranger has recommended approval of the application subject to standard conditions.

## Background

An application was received on 10 April 2026 from Mr Aiden Begley seeking approval to keep four (4) dogs at 1 Stacy Street, Dowerin.

The dogs listed within the application are:

| Dog Name | Breed    | Age | Sex    |
|----------|----------|-----|--------|
| Tippy    | Kelpie   | 10  | Female |
| Bandit   | Huntaway | 5   | Male   |
| Nix      | Kelpie X | 5   | Female |
| Dusty    | Kelpie X | 1   | Female |

The applicant advised the dogs are required for working livestock.

A ranger inspection of the property was undertaken on 14 April 2026. The inspection identified:

- suitable fencing and confinement arrangements;
- appropriate housing and bedding;
- adequate water supply;
- dogs in good health condition; and
- no evidence of aggression or unsanitary conditions.

## Comment

Section 3.2 of the Shire of Dowerin Dogs Local Law 2012 permits Council to approve an exemption for the keeping of more than two dogs where satisfied that appropriate arrangements are in place and the dogs will not create a nuisance.

The Ranger's inspection report concluded the property is appropriately set up to accommodate the four dogs and recommended approval subject to conditions.

Whilst objections were received from neighbouring properties, the investigation determined that:

- two objections related to previous dogs formerly residing at the property; and
- the remaining concerns could be addressed through enforceable approval conditions relating to barking, wandering, confinement and property maintenance.

Should Council approve the application, the approval would apply only to the four nominated dogs and would cease should any breach of the Dog Act 1976 or approval conditions occur.

## Consultation

Keith Squibb, Ranger

Kahli Rose, Manager of Governance and Community Services

Neighbouring Properties

## Policy Implications

Nil

**Statutory Implications**

***Dog Act 1976***

*Section 26(3) – Limit on number of dogs*

*“A person shall not, without the written permission of the local government, keep more than 2 dogs over the age of 3 months on any premises situated within a townsite.”*

***Shire of Dowerin Dogs Local Law 2012***

*Section 3.2 – Application to keep more than two dogs*

*“A person who wishes to keep more than 2 dogs on premises within the district may apply to the local government for approval.”*

**Strategic Implications**

**Strategic Community Plan**

Community Priority: Our Community

Objective: Continue to advocate, support and value service delivery to our community

Outcome: 1.1

Reference: 1.1a

**Asset Management Plan**

Nil

**Long Term Financial Plan**

Nil

**Risk Implications**

|                                      |  |
|--------------------------------------|--|
| <b>Risk Profiling Theme</b>          | Failure to fulfil statutory regulations or compliance requirements   |
| <b>Risk Category</b>                 | Compliance   |
| <b>Risk Description</b>              | Some temporary non compliances   |
| <b>Consequence Rating</b>            | Minor (2)  |
| <b>Likelihood Rating</b>             | Possible (3)   |
| <b>Risk Matrix Rating</b>            | Moderate (6)   |
| <b>Key Controls (in place)</b>       | Application assessment process;<br>Ranger inspections;<br>Conditions of approval;<br>Complaint investigation processes |
| <b>Action (Treatment)</b>            | Ongoing compliance monitoring and enforcement under the Dog Act 1976 and Local Laws                                    |
| <b>Risk Rating (after treatment)</b> | Effective  |

### Financial Implications

Application and inspection fees have been paid in accordance with the adopted Schedule of Fees and Charges. Ongoing compliance monitoring can be managed within existing operational resources.

### Voting Requirements



Simple Majority



Absolute Majority

### Officer's Recommendation/Resolution - 12.2

Moved Cr Sewell

Seconded: Cr Graffin

1323

That Council, by Simple Majority, in accordance with Section 26(3) of the *Dog Act 1976* and Section 3.2 of the *Shire of Dowerin Dogs Local Law 2012*:

1. approves the application submitted by Mr Aiden Begley to keep four (4) dogs at 1 Stacy Street, Dowerin, subject to the following conditions:
  - a) the dogs do not prove to be a nuisance to adjoining or adjacent neighbours through barking, aggressive behaviour and/or wandering;
  - b) the approval applies only to the following dogs:
    - o Tippy
    - o Bandit
    - o Nix
    - o Dusty;
  - c) should any of the approved dogs be deceased, sold or otherwise disposed of, the approval for that dog ceases to apply and any replacement dog requires a new application;
  - d) the approval ceases immediately upon any breach of the *Dog Act 1976*, the *Shire of Dowerin Dogs Local Law 2012* or any condition of approval;
  - e) the property is to be maintained in a clean and sanitary condition at all times;
  - f) the dogs are to be adequately confined in accordance with the *Shire of Dowerin Dogs Local Law 2012*; and
  - g) access to the property is to be provided to authorised Shire officers for annual inspections or additional inspections where required, with inspection fees payable in accordance with the adopted Schedule of Fees and Charges.

CARRIED 5/0

For: Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

**13. OFFICER'S REPORTS - ASSET & WORKS**

**13.1 Proposed RV Rest Stop Trial - Dowerin Information Bay Precinct**

**Asset & Works**

|                                |  |
|--------------------------------|--|
| <b>Date:</b>                   | 14 May 2026  |
| <b>Location:</b>               | Information Bay, Goldfields Road, DOWERIN                |
| <b>Responsible Officer:</b>    | Ben Forbes, Manager of Infrastructure and Projects       |
| <b>Author:</b>                 | Kahli Rose, Manager of Governance and Community Services |
| <b>Legislation:</b>            | <i>Local Government Act 1995</i>                         |
| <b>SharePoint Reference:</b>   | Organisation > Governance                                |
| <b>Disclosure of Interest:</b> | Nil  |
| <b>Attachments:</b>            | Nil  |

**Purpose of Report**



Executive Decision



Legislative Requirement

**Summary**

Council is asked to consider trialling a designated 24-hour RV rest stop at the Dowerin Information Bay precinct for a six-month period.

The proposal would see the existing gravel hardstand area utilised for short-term stays by self-contained recreational vehicles and caravans, providing an opportunity to better activate the precinct while broader planning for future revitalisation of the area continues.

The site is already well positioned for this purpose due to the existing hardstand area, safe vehicle access, nearby public amenities, dump point facilities and proximity to local businesses. The trial would also support tourism, encourage increased visitation to Dowerin and provide a safe rest location for travellers moving through the region.

The proposed trial would operate under controlled conditions, including a maximum 24-hour stay limit and restrictions relating to camping infrastructure, greywater discharge and repeat stays.

**Background**

The Shire has identified an opportunity to better utilise the existing gravel hardstand area adjacent to the Dowerin Information Bay as a short-term RV rest stop for travellers.

The proposal also presents an opportunity to activate the Information Bay precinct while Council continues broader strategic planning for future townsite and main street revitalisation projects. Rather than leaving the area underutilised pending long-term redevelopment, the proposed trial would provide immediate tourism and economic activation while allowing Council to assess how the precinct functions as a visitor space.

The proposed location is considered suitable for this purpose due to the existing infrastructure and layout already available at the site, including:

- existing gravel hardstand areas;
- safe access and manoeuvrability for caravans and towing vehicles;
- proximity to local businesses and the town centre;
- nearby public toilets and shower facilities;
- existing dump point infrastructure; and
- existing rubbish bins and visitor information infrastructure.

The proposal aligns with broader objectives of encouraging tourism visitation, increasing local economic activity and supporting road safety outcomes by providing a safe short-term rest area for travellers passing through the region.

### Comment

It is proposed that Council consider implementing a six-month trial of a formalised RV rest stop at the Dowerin Information Bay precinct under the following indicative operational conditions:

- maximum stay of 24 consecutive hours;
- self-contained RVs and caravans only;
- no tents, swags, annexes or camping structures permitted;
- no campfires;
- no greywater discharge;
- generators restricted during evening hours;
- no repeat stays within a seven-day period; and
- users required to utilise existing dump point and waste facilities.

The proposal is considered a low-cost activation initiative, with the majority of required infrastructure already existing onsite. Minor works may include installation of signage, delineation of parking areas and minor monitoring or maintenance requirements.

The Environmental Health Officer has reviewed the proposal and advised there are no significant environmental health concerns associated with a short-term RV rest stop trial at the location. The site is appropriately zoned as public space and the proposal can proceed as an operational activation of an existing public area.

The trial approach would also allow Council to monitor and assess:

- visitor usage and demand;
- impacts on local businesses and accommodation providers;
- operational and maintenance requirements;
- waste servicing demands;
- compliance and behavioural issues; and
- the overall suitability of the precinct for future tourism-related infrastructure investment.

Should the trial prove successful, a future report may be presented to Council regarding potential long-term implementation or further upgrades to the precinct.

### Consultation

Manisha Barthakur, Chief Executive Officer  
Ben Forbes, Manager of Infrastructure and Projects  
Keith Squibb, Ranger  
Julian Golacre, Environmental Health Officer  
Councillors (April Workshop)

## Policy Implications

Nil

## Statutory Implications

### **Local Government Act 1995**

#### *Section 3.1 – General function of local government*

*“(1) The general function of a local government is to provide for the good government of persons in its district.*

*(2) The scope of the general function of a local government includes the ability to carry out activities to meet the current and future needs of the local community.”*

### **Health (Miscellaneous Provisions) Act 1911**

*Relevant provisions relating to public health and sanitation requirements applicable to public facilities and public places.*

### **Caravan Parks and Camping Grounds Act 1995**

*Relevant provisions relating to camping and caravan accommodation within Western Australia.*

## Strategic Implications

### **Strategic Community Plan**

Community Priority: Our Economy

Objective: Promote our experiences and attractions

*Enhance the local visitor experience, particularly the area around Rusty, Town Entries, Minnivale Campgrounds, Railway Museum, and heritage walk trail experiences.*

Outcome: 2.4

Reference: 2.4c

### **Asset Management Plan**

Nil

### **Long Term Financial Plan**

Nil

**Risk Implications**

|                                      |  |
|--------------------------------------|--|
| <b>Risk Profiling Theme</b>          | Business & Community Disruption  |
| <b>Risk Category</b>                 | Reputation (Social/Community)  |
| <b>Risk Description</b>              | Substantiated, localised impact on community trust or low media item                       |
| <b>Consequence Rating</b>            | Minor (2)  |
| <b>Likelihood Rating</b>             | Possible (3)   |
| <b>Risk Matrix Rating</b>            | Moderate (6)   |
| <b>Key Controls (in place)</b>       | Existing public amenities;<br>Ranger monitoring;<br>Environmental Health review            |
| <b>Action (Treatment)</b>            | Six-month trial period; Signage and operational controls;<br>Monitoring and review process |
| <b>Risk Rating (after treatment)</b> | Effective  |

**Financial Implications**

The proposed trial is expected to have minimal financial impact, with costs generally limited to signage installation, minor site delineation works and ongoing monitoring or maintenance requirements. Existing infrastructure and amenities already service the precinct, reducing the need for significant capital expenditure. Any costs associated with the trial are expected to be accommodated within existing operational budgets

## Voting Requirements



Simple Majority



Absolute Majority

### Officer's Recommendation/Resolution - 13.1

**Moved** Cr Graffin

**Seconded:** Cr Sewell

**1324** That Council, by Simple Majority:

1. Supports the implementation of a six-month trial 24-hour RV rest stop at the Dowerin Information Bay precinct for self-contained recreational vehicles and caravans.
2. Endorses the operational conditions of the trial, including:
  - (a) A maximum stay period of 24 consecutive hours;
  - (b) self-contained RVs and caravans only;
  - (c) no tents, swags, annexes or camping structures;
  - (d) no greywater discharge;
  - (e) restrictions on generator use during evening hours; and
  - (f) no repeat stays within a seven-day period.
3. Authorises the Chief Executive Officer to undertake minor operational works required for implementation of the trial, including signage, bay delineation and associated site management measures.
4. Requests a further report be presented to Council following completion of the trial period to assess usage, operational impacts and future opportunities for the precinct.

**CARRIED 5/0**

**For:** Cr Hudson, Cr Trepp, Cr Graffin, Cr Jones, Cr Sewell

14. Urgent Business Approved by the Person Presiding or by Decision

15. Elected Members' Motions

Nil

16. Matters Behind Closed Doors

Nil

17. Closure

The President thanked those in attendance, and closed the meeting at 4:15pm

UNCONFIRMED