



AGENDA

ORDINARY COUNCIL MEETING



16 July 2026

Commencing at 4pm in the
Shire of Wyalkatchem Council Chambers
27 Flint Street, Wyalkatchem

NOTICE OF COUNCIL MEETING

The next Ordinary Meeting of the Wyalkatchem Shire Council will be held on Thursday 16 July 2026 in the Council Chambers, 27 Flint Street Wyalkatchem, commencing at 4pm.

An Agenda for this meeting will be made available from the Shire Administration Office and on our website www.wyalkatchem.wa.gov.au

ORDER OF EVENTS

Thursday, 16 July 2026

4:00pm Ordinary Meeting of Council followed by refreshments.

I have reviewed this agenda, I am aware of all recommendations made to Council, and I support each as presented.



Tom Kettle

CHIEF EXECUTIVE OFFICER

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Wyalkatchem for any act, omission or statement or intimation occurring during this meeting. It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decisions, which will be provided within ten days of this meeting.

DISCLOSURE OF INTEREST

Councillors and staff are reminded of the requirements of section 5.65 of the *Local Government Act 1995*, to disclose any interest or perceived interest in any matter to be discussed during a meeting, and also the requirement to disclose any item affecting impartiality.

Financial Interest:

Under section 5.60A of the *Local Government Act 1995*, a person is said to have a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the Local Government in a particular way, result in a financial gain, loss, benefit or detriment for the person.

Proximity Interest:

Under section 5.60B of the *Local Government Act 1995*, a person is said to have a proximity interest in a matter if the matter concerns a proposed change to a planning scheme affecting land that adjoins the person's land; a proposed change to the zoning or use of land that adjoins the person's land; or a proposed development of land that adjoins the person's land.

Impartiality Interest:

As per the Shire of Wyalkatchem Code of Conduct for Council Members, Committee Members, and Candidates for Election, and to maintain transparency, it is important to disclose all interests, including impartiality interests which include interests arising from kinship, friendship and membership of associations. If it is possible that your vote on a matter may be perceived as impartial, you should disclose your interest. Having disclosed the interest, you may declare your objectivity on the matter, and remain in the Chamber, and chair, or move/second, speak and vote on the matter.

Disclosing an Interest:

Disclosures must be made, in writing, to the Chief Executive Officer prior to the meeting, or prior to consideration of the item in which an interest exists.

If you disclose a Financial or Proximity Interest, you must leave the room while the matter is discussed and voted on. Only after a decision has been reached may you return to the meeting, at which time the Presiding Person will inform you of Council's decision on the matter.

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1. DECLARATION OF OPENING

2. PUBLIC QUESTION TIME

2.1. Response to Public Questions Previously Taken on Notice

2.2. Declaration of Public Question Time opened

2.3. Declaration of Public Question Time closed

3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

3.1. Attendance

3.2. Visitors

3.3. Apologies

3.4. Approved Leave of Absence

3.5. Applications for Leave of Absence

4. OBITUARIES

5. PETITIONS, DEPUTATIONS, PRESENTATIONS

5.1. Petitions

5.2. Deputations

5.3. Presentations

6. DECLARATIONS OF INTEREST

6.1. Financial and Proximity Interest

6.2. Impartiality Interests

7. CONFIRMATION AND RECEIPT OF MINUTES

7.1. Confirmation of Minutes

7.1.1. Ordinary Council Meeting – 18 June 2026

Minutes of the Shire of Wyalkatchem Ordinary Meeting held on Thursday
18 June 2026. (Attachment 7.1.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION:

*That the minutes of the Shire of Wyalkatchem Ordinary Meeting of Council of
Thursday 18 June 2026 (Attachment 7.1.1) be confirmed as a true and
correct record.*

7.1.2. Special Council Meeting – 6 July 2026

Minutes of the Shire of Wyalkatchem Special Meeting held on Monday
6 July 2026. (Attachment 7.1.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION:

*That the minutes of the Shire of Wyalkatchem Special Meeting of Council of
Monday 6 July 2026 (Attachment 7.1.2) be confirmed as a true and correct
record.*



**MINUTES
OF THE
ORDINARY MEETING
OF COUNCIL
HELD ON**

18 June 2026

Council Chambers

Honour Avenue

Wyalkatchem

Commencement: 4:00pm

Closure: 4:47pm

Preface

When the Chief Executive Officer approved these Minutes for distribution they are in essence “*Unconfirmed*” until the following Ordinary Meeting of Council, where the minutes will be confirmed subject to any amendments.

The “*Confirmed*” Minutes are then signed off by the Presiding Member.

Unconfirmed Minutes

These unconfirmed minutes were approved for distribution on the 23 June 2026.



Tom Kettle
Chief Executive Officer

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1. DECLARATION OF OPENING

The Presiding Member, Cr Petchell declared the meeting open at 4:00pm.

2. PUBLIC QUESTION TIME

2.1. Response to Public Questions Previously Taken on Notice

Nil

2.2. Declaration of Public Question Time opened

Public Question Time opened at 4:01pm.

There were no public questions.

2.3. Declaration of Public Question Time closed

Public Question Time closed at 4:01pm.

3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

3.1. Attendance

Cr Christy Petchell	President and Presiding Member
Cr Mischa Stratford	Deputy President
Cr Christopher Loton	
Cr Justin Begley	
Cr Tracy Dickson	
Cr Rod Lawson Kerr	
Cr Stephen Gamble	

Tom Kettle	Chief Executive Officer
Claire Trenorden	Manager Corporate Services
Aldo Lamas	Manager Works

3.2. Visitors

Lesley Kemp

3.3. Apologies

Nil

3.4. Approved Leave of Absence

Nil

3.5. Applications for Leave of Absence

Nil

4. OBITUARIES

The President advised the following former resident of Wyalkatchem had recently passed away:

Mr Kieren Elliot

5. PETITIONS, DEPUTATIONS, PRESENTATIONS

5.1. Petitions

Nil

5.2. Deputations

Nil

5.3. Presentations

Nil

6. DECLARATIONS OF INTEREST

6.1. Financial and Proximity Interest

Tom Kettle declared a financial interest in item 10.3.3.

6.2. Impartiality Interests

Cr Lawson Kerr declared an impartiality interest in item 11.1.1.

7. CONFIRMATION AND RECEIPT OF MINUTES

7.1. Confirmation of Minutes

7.1.1. Ordinary Council Meeting – 21 May 2026

Minutes of the Shire of Wyalkatchem Ordinary Meeting held on Thursday
21 May 2026. (Attachment 7.1.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(53/2026) Moved: Cr Stratford Seconded: Cr Lawson Kerr
That the minutes of the Shire of Wyalkatchem Ordinary Meeting of
Council of Thursday 21 May 2026 (Attachment 7.1.1) be confirmed as a
true and correct record.

CARRIED 7/0

Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson

7.2. Receipt of Minutes

Nil

8. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

The Presiding Member thanked Councillors for their time and dedication in attending all of the recent events. There was a great turn out at the Club and the CRC for the community consultation for the minor plan review. Thank you to staff for the fantastic evenings held at the Club for the Ladies and Men's nights.

The Landfill opening hours feedback has closed and will be collated and discussed at the next Council Workshop. A reminder was given that community members that you don't need to wait to be asked for feedback as you can contact the Shire Office at any time.

Cuppa with a Councillor was held on Wednesday 17 June, there was great attendance with at one point 35 community members. Thank you to the community for embracing the morning and sharing your thoughts with us and thank you to Councillors for making yourself available.

9. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

10. REPORTS

10.1. CORPORATE AND COMMUNITY SERVICES

10.1.1. ACCOUNTS FOR PAYMENT – MAY 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Claire Trenorden, Manager Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	12.10.02
Attachment Reference:	Attachment 10.1.1 – Accounts for payment – May 2026

SUMMARY

To provide the Council with a list of accounts paid by the Chief Executive Officer in accordance with delegated authority and for the Council to endorse the payments made for the prior month.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996, s13(1)*, requires that if a local government has delegated to the CEO its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing all payments since the last such list was prepared.

The council has delegated to the CEO (delegation number 1.2.25) the power to make payments from the municipal fund or trust fund.

COMMENT

The payment listing for May 2026 is presented to the Council for their endorsement.

Bank Account	Payment Type	Last Number	First Number in the report
Municipal	Cheque	0	0
Municipal and Trust	EFT	EFT5295	EFT5205
Reserves	EFT	EFT	No Payments
DD	DD	DD4316.1	DD4286.1

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations, s.13.1

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2025/26 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(54/2026) Moved: Cr Stratford

Seconded: Cr Begley

That Council endorse the total payments for the month of May 2026 being \$416,406.91 which comprised of:

- 1. Cheque payments in the Municipal Fund totalling \$0.00;***
- 2. Electronic Funds Transfer (EFT) payments in the Municipal Fund totalling \$338,340.81; and***
- 3. Direct Debit (DD) payments in the Municipal Fund totalling \$78,066.10.***

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

10.1.2. ACCOUNTS FOR PAYMENT – CREDIT CARDS – APRIL 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Glenn Bradly, Finance Officer
Disclosure of Interest:	No interest to disclose
File Number:	File Ref: 12.10.02
Attachment Reference:	Attachment 10.1.2 – Credit Card – April 2026

BACKGROUND

Council governance procedures require the endorsement of credit card payments at each OMC. The attached credit card payment report has been reviewed by the Manager of Corporate Services and the CEO.

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 6 – Financial Management s.6.4

Local Government (Financial Management) Regulations 1996, R34

POLICY IMPLICATIONS

Policy Number 2.1 – Purchasing Policy.

Policy Number 2.3 – Credit Card Policy.

FINANCIAL IMPLICATIONS

Nil. Reported expenditure is assessed by management as being consistent with the 2025/2026 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(55/2026) Moved: Cr Lawson Kerr Seconded: Cr Dickson

***That Council endorse credit card payments for the period 28 March 2026 to
28 April 2026, totalling \$4,522.55 (refer to attachment 10.1.2).***

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

10.1.3. MONTHLY FINANCIAL REPORTS – MAY 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Claire Trenorden, Manager Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	25.08
Attachment Reference:	Attachment 10.1.3 – Monthly Financial Report May 2026

BACKGROUND

The *Local Government (Financial Management) Regulations 34* requires a local government to prepare a monthly financial statement that reports on actual revenue and expenditure against the annual budget prepared under regulation 22(1) (d).

Council has adopted a material variance on 10% or \$10,000 whichever is the greater.

COMMENT

The attached reports include:

- Statement of Financial Activity by Program (p.3)
- Statement of Financial Activity by Nature and Type (p.4)

The statements provide details of the Shire's operations on an actual year to date basis. These statements and Notes 1 (p.5) and 2 (p.6) are statutory requirements and must be presented to Council.

The remaining notes all relate to the Statements of Financial Activity.

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 6 – Financial Management S6.4

Local Government (Financial Management) Regulations, R34

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

May 2026

Total Cash Available as at 31 May 2026 is \$4,552,998;

- cash available is made up of unrestricted cash \$926,302 (20.34%) and
- restricted cash \$3,626,696 (79.66%).

Rates Debtors balance as at 31 May 2026 is \$98,482 and Rates Notices for 2025-26 were issued in August 2025. Rates collected as at end of May were \$1,446,716- 90%.

May 2026: Operating Revenue – Operating revenue of \$3,548,797 is made up of Rates - 44%, Grants - 44%, Fees and Charges - 7%, Interest – 3% and other – 2%.

Operating Expenses – Operating expenses of \$5,554,574 is made of Employee Costs – 26%, Materials and Contracts – 22%, Depreciation – 45%, Insurance – 4% and Utility – 3%.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(56/2026) Moved: Cr Stratford

Seconded: Cr Dickson

That Council accepts the Statements of Financial Activity for the month ending 31 May 2026 (refer attachment 10.1.3).

CARRIED 7/0

Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble, Cr Begley, Cr Dickson

10.2. WORKS AND SERVICES

10.2.1. WORKS OFFICER'S REPORT – JUNE 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Aldo Lamas – Works Manager
Disclosure of Interest:	No interest to disclose
File Number:	13.05
Attachment Reference:	Nil

BACKGROUND

To inform Council of the activities of the Works and Services team for the month ending 10 June 2026.

OVERVIEW

SUMMARY - ROADS / TOWN/ BUILDINGS

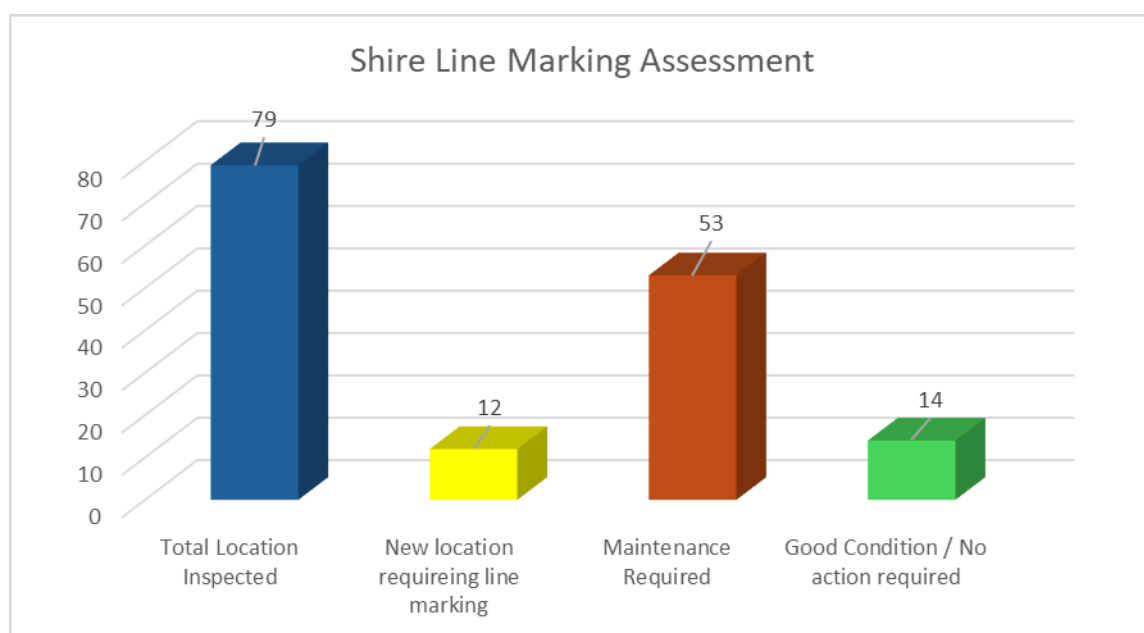
MAIN ROAD WESTERN AUSTRALIA (MRWA)

The Shire is working collaboratively with Main Roads Western Australia (MRWA) to improve road safety across the region.

Recently, the Works Manager met with MRWA's Regional Operations Project and Contract Manager to conduct a site inspection of line marking throughout the Shire. The purpose of the inspection was to identify locations where line marking is missing, non-reflective, or requires repair.

An inspection report, along with a proposed works program, will be provided to the Shire in the coming days. At this stage, the Project and Contract Manager has advised that the works are expected to be awarded in July, following the commencement of the 2026/27 budget.

Subject to weather conditions, the line marking works are anticipated to be scheduled for early September.



ROAD & MAINTENANCE

▪ **Refuse Site**

Routine weekly maintenance continued throughout the month at the Refuse Site.

▪ **Maintenance Grading**

Maintenance grading is continuing throughout the Shire, including clearing drains and off-shoots and re-shaping the road formation in preparation for winter maintenance grading.

1. RYAN RD
2. YORKRAKINE EAST RD
3. GREAVES RD
4. SHIELLS RD
5. ALLEN RD
6. LEWIS E/W RD
7. WALLAMBIN RD
8. PARSONS RD
9. HARDWICK RD
10. MAITLAND RD
11. YORKRAKINE WEST RD
12. COX RD
13. DIVERS RD
14. DEPIERRES RD
15. HOBDEN RD
16. DEPIERRES NORTH RD
17. GOLDFIELDS ROAD

18. TYLER RD

19. GANGELL RD

- **Vegetation Pruning Works**

Vegetation pruning works were completed along a section of road at Turner Road and Gangell Road to improve sight distance and increase lane width, enhancing safety for passing vehicles.

[Refer to Photographs in Attachment A](#)

PARKS AND GARDENS

- **Footpath Works**

A section of footpath was removed and replaced along Honour Avenue, Gamble Street, and Wilson Street following inspections and requests from members of the community through Council to identify tripping hazards. As part of these works, approximately 120 m² of footpath was replaced to improve pedestrian safety.

- **Swimming Pool**

Swimming pool renovation works in the change rooms are progressing well, with the installation of new shower partition. More works are scheduled for the coming week.

- **Cemetery**

Construction of two brick niche walls has been completed as part of Stage 2 of the cemetery development. We would like to extend our thanks to the Friends of the Cemetery for their valuable contribution, which made the second niche wall possible. The cemetery now has a total of three niche walls.

- **Railway Barrack Accommodation**

As part of the ongoing maintenance of Shire buildings, the outdoor flooring at the Railway Barrack accommodation has been renewed. This upgrade removes previous tripping hazards caused by uneven levels and provides safer, improved access for visitors and staff.

- **Recreation Centre**

Epoxy flooring resurfacing was recently carried out in the male and female toilet areas.

[Refer to Photographs in Attachment B](#)

STAFF & TRAINING

- **Quarterly Work Health and Safety Toolbox Meeting**

The quarterly Work Health and Safety (WHS) toolbox meeting was held on Thursday the 11th at the Shire depot. The session was conducted by Steve Taylor from Prompt Safety Solutions.

These meetings are an important part of maintaining a strong safety culture within the organisation. They provide an opportunity to reinforce safe work practices, discuss potential hazards, review recent incidents, and ensure staff remain informed about current safety procedures and responsibilities. Regular toolbox meetings also encourage open communication between staff and management, helping to identify risks early and support continuous improvement in workplace safety.

- **New Staff**

A new staff member has joined the Shire's Parks and Gardens team to fill the previously vacant position.

[Refer to Photographs in Attachment C](#)

STATUTORY ENVIRONMENT

There are no statutory environment implications in relation to this item.

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are some financial implications in relation to this item and they are reflected in the report.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 1 Economy	Statement of Strategic Outcome: Local industry is sustained and can expand with critical and enabling infrastructure. The visitor economy diversifies our local economy and we enhance our community profile.
Goal No.	GOAL 1. Our transport network responds to the accessibility and connectivity needs of all
1.2	Deliver the Wheatbelt Secondary Freight Network Program
1.3	Participate in the Regional Road Group
Pillar 2 Community	Statement of Strategic Outcome: Our community is inclusive, it is a place where people feel valued and have access to opportunities to build their own capacity, lead healthy lifestyles and stay connected.
Goal No.	GOAL 5. A safe and healthy community for all ages
5.9	Upgrade facilities and equipment at the Wyalkatchem Swimming Pool

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(57/2026) Moved: Cr Begley Seconded: Cr Lawson Kerr
That Council receives the Works Manager's report.

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

Attachment A



Photo: Turner Rd – Vegetation Clearing



Photo: Gangell Rd – Vegetation Clearing

Attachment B



Photo: Footpath Replacement Works



Photo: Before Pictures - Swimming Change Rooms Restoration



Photo: After Pictures - Swimming Change Rooms Restoration



Photo: Cemetery Works



Photo: Before Pictures - Recreation Centre Change Rooms



Photo: After Pictures - Recreation Centre Change Rooms



Photo: Before Pictures - Railway Barracks Accommodation

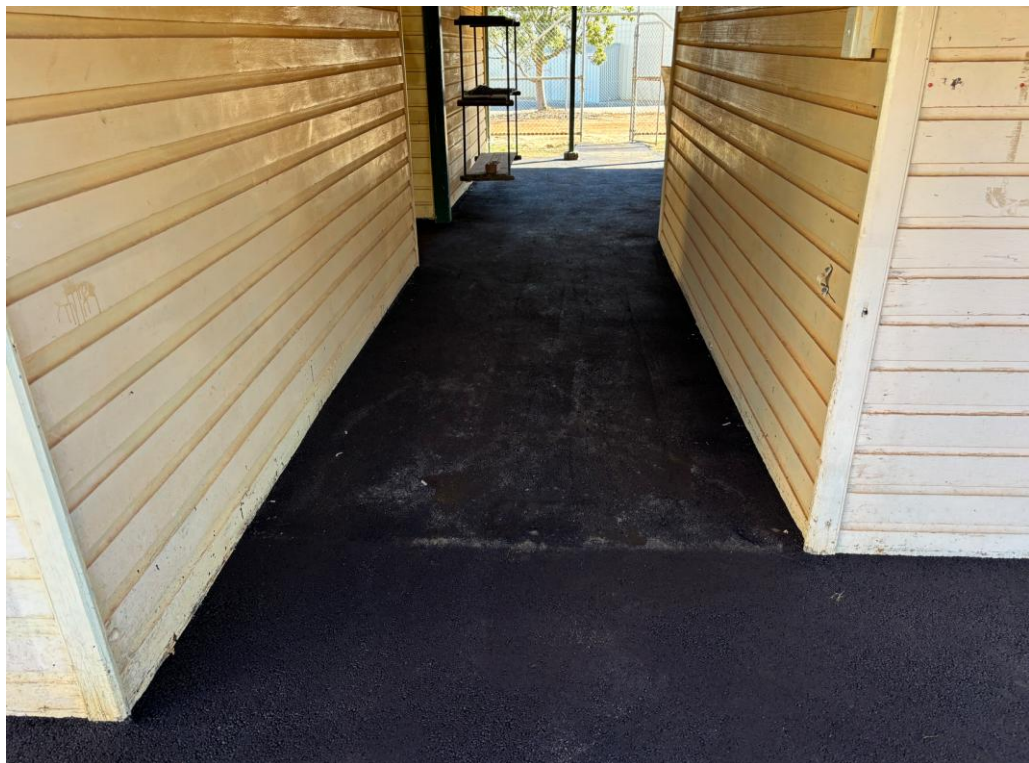


Photo: Before Pictures - Railway Barracks Accommodation

10.3. GOVERNANCE AND COMPLIANCE

10.3.1. CHIEF EXECUTIVE OFFICER'S REPORT – JUNE 2026

Applicant:	Not Applicable
Location:	Whole of District
Date:	11 June 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to declare
File Number:	13.05.01
Attachment Reference:	NIL

BACKGROUND

This report is prepared by the CEO to inform Council and the Community about CEO activities and responsibilities, including progress against published plans and agreed performance criteria from 21 May to 18 June 2026.

COMMENT

The CEO continued to engage across a range of governance, community, regional and stakeholder meetings. These engagements have focused on progressing the 2026/27 budget, community engagement activities, regional collaboration, and strengthening relationships with key stakeholders.

Community engagement sessions were recently held at the Wyalkatchem Community Club and CRC to help shape Council's four-year priorities across the Council Plan, Access and Inclusion Plan and Public Health Plan, with sincere thanks extended to the host venues and community members for their valuable input and support.

The Men's and Ladies' Nights at the Wyalkatchem Club were well attended, and appreciation is extended to Shire staff, Holyoake, MindSpot and Regional Men's Health for their contributions to these important community wellbeing initiatives.

Significant work continues across the organisation to maintain momentum and progress key priorities. During the reporting period, attention has been directed to the following key areas:

- Advancing CEACA-related planning and housing matters, including development approvals and regulatory support.
- Land management initiatives under the Town Action Plan to activate underutilised land, support housing and commercial opportunities, and stimulate local economic development within the Shire.
- Strengthening governance frameworks, including Audit and Risk Committee (ARIC) engagement and audit processes.
- Progressing record keeping and organisational systems improvements to support compliance and internal communication.
- Managing grant funding, acquittals and compliance reporting across multiple programs.
- Eastern Wheatbelt Regional Organisation of Councils (NEWROC) and Newtravel and the future direction of the Pioneer Pathways Advisory Group.

Key Meetings 21 May 2026 to 18 June 2026

21 May Meeting with private citizen

21 May Budget Workshop and Ordinary Council Meeting

25 May Meeting with Pioneer Pathway Advisory Group
27 May online webinar with systems service provider
28 May Council Briefing with CBH Group
3 June Community Engagement session 1
4 June Community Engagement session 2
4 June Meeting with Local Health Advisory Group and WACHS
8 June Meeting with representative of state recreation organisation
9 June NEWROC Executive
9 June NEWTRAVEL Committee Meeting
10 June Meeting with regional local business
11 June WALGA Great Eastern Country Zone Meeting

Strong progress has been made across budget development, community engagement and regional collaboration, with a continued focus on advancing governance, housing and land initiatives, and strengthening partnerships to deliver community and economic outcomes.

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 5.41 Role of the Chief Executive Officer.

Section 5.56 Planning for the future.

POLICY IMPLICATIONS

There is no policy directly relevant to this report.

FINANCIAL IMPLICATIONS

There is no direct financial implication to this report. The CEO seeks to add value to Council Decisions and maximise community benefit of operations and project outcomes.

RISK IMPLICATIONS

There is no direct risk implication to this report.

COMMUNITY AND STRATEGIC OBJECTIVES

All areas of the Strategic Community Plan are relevant to this report. The Acting CEO is actively examining opportunities for progress against the Plan.

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(58/2026) Moved: Cr Stratford

Seconded: Cr Begley

That Council accept the Chief Executive Officer's report as presented.

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

10.3.2. AUDIT RISK AND IMPROVEMENT COMMITTEE

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	14 May 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	12.10.02
Attachment Reference:	Attachment 10.3.2 – Revised Terms of Reference

BACKGROUND

The purpose of this report is for the Council to consider the adoption of the Audit, Risk and Compliance (ARC) Committee updated Terms of Reference (ToR).

These updates reflect recent legislative reforms introduced under the Local Government Amendment Act 2024.

This report was presented to the 21 May 2026 Ordinary Council Meeting, however voting on the ToR was inadvertently missed.

COMMENT

The ARC Committee is a formally constituted committee of the Shire of Wyalkatchem Council, established under Section 7.1A and 5.8 of the Local Government Act 1995. The Committee provides independent oversight of the Shire's financial management systems, audit processes, risk governance, and compliance initiatives.

Recent reforms to the Local Government Act 1995, effective from December 2024, have introduced significant changes to the governance and operation of council audit and risk committees. These include:

- Reclassification of audit committees as Audit, Risk and Improvement Committees (ARICs) to reflect a broader scope of responsibilities.
- Mandatory appointment of an independent presiding member, who must not be a council member or employee of the local government.
- Clarification of committee structure, including the roles of presiding members, deputy presiding members, and committee members.
- Provisions for shared ARICs among smaller local governments to reduce resource burdens.

The Shire's ARC reviewed the ToR at its' meeting on 16 April 2026 and endorsed the ARIC Tor provided in attachment 1.

The key changes include the following:

- Legislative (title) – Audit Risk and Management Committee amended to Audit, Risk and Improvement Committee (ARIC).
- Legislative (membership) – amendment for the inclusion of at least one independent member who must be the presiding member. Should the Council resolve to appoint a deputy presiding member, this person must also be independent.

- Legislative (chair) – amendment to the appointment of presiding member and deputy presiding member by absolute majority decision of the Council.
- Clarity and structure amendment – the implementation of a work plan to guide undertaking of tasks and responsibilities for the calendar year.
- Clarity amendment – update of the definition of the oversight responsibilities including improvement, risk management, internal control, external audit, financial reporting and compliance.

The delegated authority and role of the committee remains as provided for in the Shire's delegation register and aligned to relevant legislation.

The ToR have been drafted to provide the Council with the flexibility to appoint a minimum of three and a maximum of seven Councillors to the newly constituted ARIC. It is recommended that four Councillors are appointed to the ARIC with the independent presiding member as this creates an uneven number for voting purposes. The ARIC also reports to the Council, so it is standard practice not to include all Councillors however this is a decision for the Council to make.

STATUTORY ENVIRONMENT

Local Government Act 1995 – Section 7.1A, section 5.8 and 5.10

Local Government Amendment Act 2024

Local Government (Audit) Regulations 1996

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are no financial implications applicable to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

VOTING REQUIREMENT

Simple Majority

AUDIT AND RISK COMMITTEE RECOMMENDATION /COUNCIL RESOLUTION:

(59/2026) Moved: Cr Lawson Kerr Seconded: Cr Gamble

That Council adopt the updated Terms of Reference as presented in Attachment 1.

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

Tom Kettle declared a financial interest in item 10.3.3 and left the room at 4:25pm.

10.3.3. CEO PERFORMANCE REVIEW POLICY AND COMMITTEE

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	22.19
Attachment Reference:	Attachment 10.3.3 – Proposed CEO Performance Review Policy

BACKGROUND

The CEO Performance Review Policy has been developed to formalise the Shire's approach to reviewing the performance of the Chief Executive Officer (CEO) in accordance with legislative requirements and best practice.

Under section 5.38 of the *Local Government Act 1995*, Council is required to review the performance of the CEO at least once annually.

Recent reforms and guidance from the Department of Local Government, as well as the Model Standards for CEO performance reviews, necessitate a clear, structured, and transparent policy framework.

COMMENT

The draft policy establishes a formal, consistent, and compliant framework for undertaking CEO performance reviews. Key elements include:

- Legislative alignment with the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996*.
- Annual review of CEO performance, including KPIs and remuneration.
- Establishment of a CEO Performance Review Committee, comprising at least three elected members and chaired by the Shire President.
- Option to engage an independent consultant to ensure objectivity and procedural fairness.
- A structured review process including:
 - KPI development aligned to the Council Plan
 - Collection of Councillor feedback
 - Preparation of a performance appraisal report
 - CEO right of response
 - Committee recommendation to Council
- Requirement for Council to determine the outcome by absolute majority.
- Emphasis on fairness, impartiality, evidence-based assessment, and CEO development.
- Confidential handling of performance information.

The policy also recognises the role of the Salaries and Allowances Tribunal (SAT) in determining remuneration parameters and reflects the Shire's Band 4 classification.

The CEO is currently within the six-month probation period outlined within the contract of employment. The adoption of the Policy and establishment of the Committee will provide time for the Committee to meet and establish annual KPI's in anticipation of the probation period ending in August 2026.

This approach will strengthen governance, ensure compliance, and provide clarity to both Council and the CEO regarding expectations and processes.

STATUTORY ENVIRONMENT

Local Government Act 1995 – Sections 5.8, 5. 10, 5.12, 5.38(1) and section 5.39

Local Government (Administration) Regulations 1996 – Regulation 18FA, Schedule 2, Division 3 – Standards for Review of Performance of CEO's

Salaries and Allowances Tribunal Annual Determination – sections 7A and 8

POLICY IMPLICATIONS

This is a new Policy.

FINANCIAL IMPLICATIONS

There are no financial implications applicable to this item, however the appointment of an independent consultant to support the process will have costs associated.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 1 Community	Statement of Strategic Outcome: Our community is inclusive, it is a place where people feel valued, and have access to opportunities to build their own capacity, lead healthy lifestyles and stay connected.
Goal No.	Support for community groups, volunteers and clubs

OFFICER'S RECOMMENDATION 1/COUNCIL RESOLUTION:
(60/2026) Moved: Cr Stratford Seconded: Cr Loton

VOTING REQUIREMENT

Simple Majority

That Council adopt the CEO Performance Review Policy per attachment 1.

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

OFFICER'S RECOMMENDATION 2/COUNCIL RESOLUTION:
(61/2026) Moved: Cr Dickson Seconded: Cr Gamble

VOTING REQUIREMENT
Absolute Majority

That Council:

- 1. Establish the CEO Performance Review Committee under section 5.8 Local Government Act 1995, and***
- 2. Appoint Councillor Petchell, Councillor Begley and Councillor Stratford as members of the Committee under section 5.10 Local Government Act 1995.***

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

OFFICER'S RECOMMENDATION 3/COUNCIL RESOLUTION:
(62/2026) Moved: Cr Gamble Seconded: Cr Loton

VOTING REQUIREMENT
Absolute Majority

That Council:

- 1. Appoint Councillor Petchell as the Presiding Member of the Committee, and***
- 2. Appoint Councillor Stratford as the Deputy Presiding Member,
under section 5.12 Local Government Act 1995.***

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

Tom Kettle re-entered the room at 4:34pm.

10.3.4. DISPOSAL OF LOT 330 ON DEPOSITED PLAN 209541

Applicant:	Shire of Wyalkatchem
Location:	Lot 333 on Deposited Plan 209541
Date:	11 June 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	05.02
Attachment Reference:	Attachment 10.3.4 – Current Land Valuation

BACKGROUND

The Shire owns the land described as:

- **Lot:** Lot 333 on Deposited Plan 209541 as contained in Certificate of Title Volume 2679 Folio 298
- **Address:** Mitchell Street, Wyalkatchem
- **Zoning:** Industrial
- **Area:** as below



The land has been assessed as no longer required for current or future service delivery and suitable for disposal.

An expression of interest has been received from Rick Jones and Elaine Bland as owners of Expanse Engineering Pty Ltd.

COMMENT

The *Local Government Act 1995* section 3.58 of requires that, before disposing of property, a local government must either comply with the statutory advertising provisions or satisfy the criteria for an exempt disposition. In this instance, the proposed disposal is not exempt and therefore must be advertised for public comment for a minimum period of 14 days.

The proposed disposal relates to land described as Lot 333 on Deposited Plan 209541 as contained in Certificate of Title Volume 2679 Folio 298, which Council has determined is

surplus to operational requirements and suitable for disposal to stimulate local economic development.

The proposed purchaser is Expanse Engineering Pty Ltd (Expanse Trust) and the agreed consideration is \$22,500, which is supported as the mid-point value contained in the current market valuation (attachment 1). This approach ensures that the local government is achieving an outcome consistent with the requirement to demonstrate market value or otherwise clearly justify the basis of disposal.

Advertising the proposal will provide the community with an opportunity to make submissions on the proposed disposal, ensuring transparency and compliance with legislative requirements. Any submissions received during the advertising period must be considered prior to the finalisation of the disposal.

To improve administrative efficiency while maintaining appropriate governance oversight, it is proposed that the Chief Executive Officer be authorised to review any submissions received. Where no submissions are received, or where submissions are received but do not object to the proposed disposal, the Chief Executive Officer will be authorised to proceed with finalising and executing the disposal on behalf of the local government.

In the event that any submission objects to the proposed disposal, the matter will be returned to Council for consideration and determination. This approach ensures that Council retains decision-making authority in circumstances where there is community concern, while allowing straightforward disposals to proceed without unnecessary delay.

Overall, the proposed process achieves compliance with section 3.58, provides appropriate transparency to the community, and reflects a pragmatic and efficient governance approach consistent with sector practice.

STATUTORY ENVIRONMENT

Local Government Act 1995
Section 3.58 – Disposal of property

Local Government (Functions and General) Regulations 1996
Relevant provisions regarding exempt dispositions

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

There are minor financial implications associated with disposal of the land including land valuation, advertising and conveyancing. These costs are provided for in the 2025/26 consultancy budget and are recouped through the sale of the property.

RISK IMPLICATIONS

There are minor compliance, reputational and financial risks associated with disposal of property by advertising under section 3.58. These risks are mitigated by advertising for

public submissions and referring the matter back to the Council should objections be received and the inclusion of an independent land valuation.

The upside opportunity is through supporting local economic development.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 1 Economy	Statement of Strategic Outcome: Local industry is sustained and can expand with critical and enabling infrastructure. The visitor economy diversifies our local economy and we enhance our community profile.
Goal No.	GOAL 3. Support entrepreneurship
3.2	Support initiatives by business groups in Wyalkatchem

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION:
(63/2026) Moved: Cr Begley Seconded: Cr Gamble

That Council:

- 1. Authorises the proposed disposal of the property described as Lot 333 on Deposited Plan 209541 as contained in Certificate of Title Volume 2679 Folio 298 by way of sale,***
- 2. Pursuant to section 3.58(3) of the Local Government Act 1995, authorises the Chief Executive Officer to:***
 - Prepare and publish a local public notice of the proposed disposition, including:***
 - A description of the property;***
 - Details of the proposed disposition, including consideration and parties; and***
 - An invitation for public submissions for a period of not less than 14 days.***
- 3. Authorises the Chief Executive Officer to consider any submissions received during the advertising period.***
- 4. Authorises the Chief Executive Officer to finalise and execute the disposal of the land on behalf of the Shire of Wyalkatchem where no submissions are received, or where no submissions object to the proposed disposal, including the execution and affixing of the common seal on documents under the Local Government Act 1995.***
- 5. Where submissions are received objecting to the proposed disposal, requires a report to be presented back to Council for consideration.***

CARRIED 7/0

**Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson**

10.3.5. DELEGATIONS REGISTER REVIEW 2026

Applicant:	Shire of Wyalkatchem
Location:	Whole of District
Date:	11 June 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	22.02.02
Attachment Reference:	Attachment 10.3.5 – Delegations Register

BACKGROUND:

To review the delegations by Council to the Chief Executive Officer, Council Committees and other relevant employees in accordance with section 5.46(2) of the *Local Government Act 1995*

In early 2025 the then CEO engaged external consultants to undertake a comprehensive review of Council's Delegations made under various acts of parliament. The recommendations of that review were adopted by Council at the May 2025 Ordinary Council Meeting (see attached).

COMMENT:

The Local Government Act 1995 section 5.46 requires that delegations are reviewed at least once every financial year.

A desktop review has been undertaken by the Shire's Administration.

Due to the comprehensive review undertaken by Council in May 2025 no changes to the current Delegations Register are recommended.

Feedback was sought from the Council on any delegations that may require further investigation as part of the 2026 review at a workshop on 4 June 2026, with no requests for detailed review required.

The Delegation register per attachment 1 is recommended for adoption.

STATUTORY ENVIRONMENT:

Local Government Act 1995

Section 5.42 allows for delegation of some powers and duties by the Council to the CEO. All delegations are to be in writing and must be determined by an absolute majority of Council.

Section 5.43 lists the powers or duties that a local government cannot delegate to the CEO.

Section 5.44 permits the CEO to delegate to an employee of the local government and also list the conditions that extend to this.

Section 5.46 requires that at least once every financial year, delegations are to be reviewed by the delegator.

POLICY IMPLICATIONS:

The Policy Manual provides guidance on the use of delegated authority requiring alignment and consistency.

FINANCIAL IMPLICATIONS:

Nil

COMMUNITY AND STRATEGIC OBJECTIVES:

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls.
Goal 11	High standard of governance

VOTING REQUIREMENTS:

Absolute Majority

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION:

(64/2026) Moved: Cr Lawson Kerr

Seconded: Cr Begley

That Council adopts the Delegations as presented in Attachment 1, Shire of Wyalkatchem Delegations Register, in accordance with section 5.46(2) of the Local Government Act 1995.

CARRIED 7/0

***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

11. PLANNING AND BUILDING

Cr Lawson Kerr declared an impartiality interest in item 11.1.1.

11.1.1. DEVELOPMENT APPROVAL (DA) APPLICATION – 36 FLINT ST, WYALKATCHEM

Applicant:	Wyalkatchem Men's Shed
Location:	36 Flint St, Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Claire Trenorden, Manager Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	07.02
Attachment Reference:	11.1.1 Development Application as submitted

1 INTRODUCTION

A Development Approval (DA) application was submitted by the Wyalkatchem Men's Shed to build a 12m long x 6m wide x 3.5m high shed extension.

The DA was accompanied by;

- a signed DA application form,
- a set of plans showing floor plans and elevations of the proposed shed,
- a copy of the certificate of title,
- development specifications, and
- a site plan.

2 LOCATION

The proposed shed is located at the front right (as you view the property from Flint St) of the property that has two existing sheds and an existing building. The lot is about 20m x 50m measuring 1012m².

Figure 1 provides a location plan. The property is not affected by the Bushfire Prone mapping issued by DFES.

The management orders are vested in the Wyalkatchem Men's Shed.

FIGURE 1 – AERIAL PHOTOGRAPH OF SITE



3 PROPOSED DEVELOPMENT

The proposal seeks approval for a new shed measuring 6m x 12m and 4.083m high at its highest ridge point with side walls at 3.5m. The estimated cost of the development is stated as just under \$40,000.

The application form indicates that the shed will be used for the 'Storage shed'.

The floor area of the proposed shed is just over 126m² which is less than 10% of the site area.

The plans show a side setback is 1.55m.

4 LOCAL PLANNING SCHEME

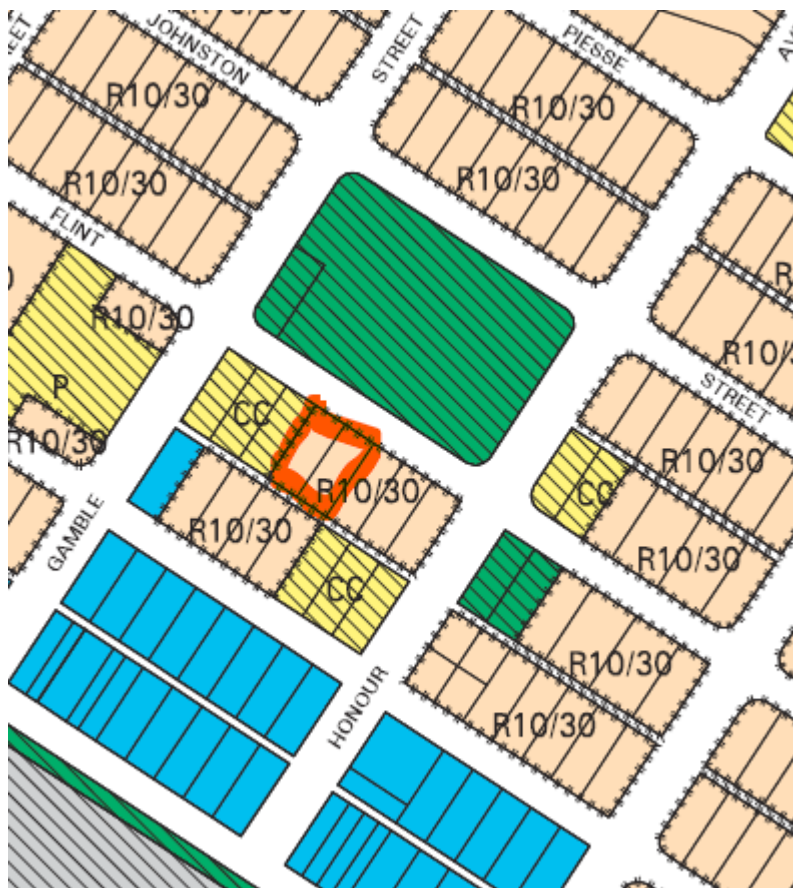
The land is zoned 'Residential' with a density of R10/30 in Local Planning Scheme No 4 (the Scheme). **Figure 2** shows an extract from the Scheme mapping of the property and surrounding land.

The Scheme requires that all residential development must comply with the R-Codes (Residential Design Codes). The Deemed Provisions (of the *Planning and Development (Local Planning Schemes) Regulations 2015*) do not exempt this development from requiring a DA (clause 61) as the development is not 'deemed-to-comply' with R-Code requirements.

Although not relevant in this case, the split density code implies that, where deep sewerage is available, the density can comply with the R30 code – otherwise the R10 applies.

The split density provides for the higher density (R30) where deep sewerage is available. This density has a minimum site area requirement of 260m² and average of 300m² per grouped dwelling. A lot of 1012m² has a theoretical potential of 3 dwellings.

FIGURE 2 – LOCAL PLANNING SCHEME EXTRACT



The Deemed-to-comply R-Codes for large and multiple outbuildings require a wall height of less than 2.4m, a ridge height of less than 4.2m and collectively (all outbuildings) does not exceed 60m² or 10% in aggregate of the site area (Lot).

It is clear that these requirements are not met by the proposed shed, however, the Design principles for Outbuildings is that '*Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties*'.

STATUTORY ENVIRONMENT

Planning and Development Act 2005

Shire of Wyalkatchem Local Planning Scheme No 4

POLICY IMPLICATIONS

This are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications with this report.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance

VOTING REQUIREMENT

Simple Majority

OFFICER’S RECOMMENDATION/COUNCIL RESOLUTION:

*(65/2026) Moved: Cr Dickson Seconded: Cr Begley
That Council approves the proposed shed as submitted, subject to:*

- drainage to be to the satisfaction of the local government,*

plus the addition of footnotes to address approval times, appeal rights and the need for a building permit.

CARRIED 7/0
***Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

11.1.2. DEVELOPMENT APPROVAL (DA) APPLICATION – 63 JOHNSTON ST, WYALKATCHEM

Applicant:	David Bower
Location:	63 Johnston St, Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Paul Bashall, Planwest (WA) Pty Ltd
Disclosure of Interest:	No interest to disclose
File Number:	07.02
Attachment Reference:	11.1.1 Development Application as submitted

Executive Summary

This report considers a proposal to build a new modular dwelling measuring about 10.9m x 20m (including verandas), and two sea-containers (for building supplies) on a town lot in Johnston Street, Wyalkatchem.

1.1 Background

A Development Approval (DA) application was submitted by David Bower; Veronda Bower being the owner of the property. The DA was accompanied by;

- a signed DA application form,
- a set of floor plans and elevations of the proposed dwelling, and
- a site plan showing the location of the house and the 2 sea-containers.

1.2 Location

The proposed dwelling is proposed to be located on the vacant property facing Thurston Street (westwards). Lot 336 is a triangular-shaped lot measuring about 1,304m² with access to Thurston Street, Johnston Street and part of a 5m ROW (Right of Way). The 2 sea-containers are proposed to be placed on the boundary shared with the neighbouring house on Lot 337 (HN 61) Johnston Street.

Figure 1 provides a location plan showing how the property is affected by the Bushfire Prone mapping issued by DFES.

Figure 2 provides an enlargement of the property clearly showing the vacant land and the surrounding development.

1.3 Proposed Development

The proposal seeks approval for a new modular dwelling measuring about 10.9m x 20m with a ridge height of 4.6m. The estimated cost of the development is stated to be \$80,000 and to be completed within 18 months.

The site plan submitted is of poor quality, but it does clearly show setbacks from boundaries. The dwelling is well setback (for the R30 density code) from Thurston Street (8m) and Johnston Street (8m). There are no distances shown between the existing boundary to Lot 337 for the proposed sea-containers.

FIGURE 1 – LOCATION PLAN



Source: Landgate, DFES, Planwest

FIGURE 2 – ENLARGEMENT OF PROPERTY



Source: Landgate, Planwest

The plans show no carport or garage on the site plan. The location of a crossover to a street will be required when a driveway location is decided.

The applicant has provided an example of what the development may look like. This is shown in **Figure 3** below.

FIGURE 3 – APPEARANCE OF DEVELOPMENT



Source: Applicant, Planwest

Local Planning Scheme

The land is zoned 'Residential' with a density of R10/30 in Local Planning Scheme No 4 (the Scheme). **Figure 4** shows an extract from the Scheme mapping of the property and surrounding land.

The Scheme requires that all residential development must comply with the R-Codes (Residential Design Codes). The Deemed Provisions (of the *Planning and Development (Local Planning Schemes) Regulations 2015*) do not exempt this development from requiring a DA (clause 61) as the development is within a Bushfire Prone area and shows no carport/garage location as required by the R-Codes.

Because the land is within the Bushfire Prone mapping area, and the lot is greater than the 1,100m² size exemption, it will require compliance with a BAL (Bushfire Attack Level) rating. The determination of a BAL rating will need to be imposed as a condition of any approval. The building would subsequently need to comply with the rating requirements.

The Scheme provides for Local Planning Policies (LPP) to cover more detailed aspects of development within the Scheme area. These LPPs are prepared and adopted under the provisions of the Scheme (Part 2).

FIGURE 4 – SCHEME MAP EXTRACT



Source: DPLH, Landgate, Planwest

The LPP No 1 – Moveable Buildings, is one such LPP that was adopted by the Council to safeguard the quality of the streetscape in established residential areas by restricting the use of moveable buildings, like containers, dongas and transportable structures. It is considered that these structures may detract from an established streetscape. Notwithstanding the intent of this LPP, the proposed house may be considered a moveable building, however its appearance and location is considered acceptable in the streetscape.

Attachment A provides copy of LPP 1.

1.4 Consultation

Nil.

Statutory Environment

- Planning and Development Act 2005
- Shire of Wyalkatchem Local Planning Scheme No 4

Policy Implications

There are policy implications applicable to this item relating to the LPP 1 – Moveable Buildings, however, the appearance of the proposed structure is considered acceptable.

Financial Implications

There are no financial implications applicable to this item.

Strategic/Risk Implications

There are no strategic risk implications.

Discussion

The proposed house appears to be acceptable in the streetscape in this area as shown in **Figure 3**. It is doubtful that this house can be constructed for \$80,000 unless it is second-hand. Conditions will need to be imposed including a BAL assessment, vehicular access to the house and removal of the sea-containers when the house has been completed.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION:

(66/2026) Moved: Cr Lawson Kerr

Seconded: Cr Loton

That the Council approves the Development Approval application subject to the following conditions.

- 1. The issue of a BAL rating PRIOR to construction of the house.***
- 2. The lodgment and approval of plans for the location of a garage or carport and where a driveway will require a crossover to a public street, to the satisfaction of the local government.***
- 3. The two sea-containers are to be removed when the house is deemed fit for occupation.***

CARRIED 6/1

***Voted for: Cr Petchell, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson***

Voted against: Cr Stratford



ATTACHMENT A

SHIRE OF WYALKATCHEM LOCAL PLANNING SCHEME No. 4

The Shire of Wyalkatchem under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 4, hereby adopts the following Policy.

LOCAL PLANNING POLICY No. 1 MOVEABLE BUILDINGS

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1. DISCUSSION

Recent land price increases and substantially increased prices for dwellings within the metropolitan and major regional centres has resulted in a substantial portion of the community unable to purchase property. This has resulted in an increased demand for land within smaller communities and in particular the sale of homestead lots within the satellite towns.

The Council is experiencing an increase in the demand for more affordable housing types within the Shire. These 'affordable' housing types are often in the form of moveable, recycled and converted shed type structures. The Council is keen to restrict these types of dwellings amongst the existing residential areas as they are considered inappropriate to, the standard of existing housing stock, and the expectations of residents or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

2. DEFINITIONS

A PERMANENT building is generally not designed to be moved and includes the following;

- a) **'Site Built'** structures are built on location as new permanent structures. They are of traditional appearance with pitched roofs and typical house layout, designed to accommodate families.
- b) **'Relocated'** dwellings are structures that have previously been constructed on a site elsewhere. The structures that are relocated are not necessarily designed to be relocated.

A MOVEABLE building is generally any structure capable of being transported from one location to another. There are three basic types as follows;

- a) **'Transportable'** structures are those designed and constructed at a location other than where they are intended to be established. For example dwellings prefabricated in Perth, transported in sections to their building site, and assembled on location.
- b) **'Donga Type'** structures are those usually designed to provide for workforce accommodation in small individual units. The structures are generally those (such as

ATCO, Western Portables or Durabuilt units) with skid mountings, metal sandwich panel and flat roof design. These portable modular structures are also used for other purposes.

- c) **'Containers'**. These structures, although considered 'buildings' by definition under the Building Code of Australia, are solely constructed to transport other goods. They are not in themselves designed, nor suitable, for storage of goods in an urban environment. A container includes 'seatainers' and other large vessels designed to carry, and be carried on specially designed vehicles or transporters.

3 BACKGROUND

Due to the historic uncertainty in the permanence of mining activities, and the mobility of mining operations, the establishment of permanent workforce accommodation in the region may not always be desirable or viable.

The use and reuse of moveable buildings is common. The downside of this trend is that the building stock may be second-hand, may contain undesirable materials like asbestos, and may be visually out of harmony with existing buildings in the locality. Many other Councils are not permitting buildings within their districts which contain asbestos. Without the appropriate controls Wyalkatchem could become a 'dumping ground' for such structures.

To ensure that the Council has the opportunity to consider such proposals, all applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence.

The Council has delegated authority to its Building Surveyor to determine Applications for Planning Consent for all applications for **transportable** and **relocated** dwellings in zones of the Scheme where dwellings are permitted. The Building Surveyor may impose appropriate conditions including the requirement for a bond or bank guarantee.

Donga type and **Containers** are subject to Council consideration.

4 POLICY

4.1 Council Policy on Moveable Buildings

- a) All applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence. Generally the Council is not in favour of the use of moveable buildings, especially in the townsite areas, however the Council will consider each application on its merits.

- b) The Council shall not permit the establishment, occupation or erection of **donga type** structures for residential purposes within a Townsite Boundary in Scheme Area, unless the site is set aside for Group Housing Accommodation and used as a camp site for accommodating a workforce. In these circumstances it may be argued that the development is not a permanent improvement, and may justify the use of such structures. In this case the Council must be satisfied that the development will not detract from the amenity of the surrounding area.

- c) The Council will only permit **donga type** structures for uses *other than* residential uses where it considers the use or establishment of the structure will not be in conflict with the objectives of this policy.

d) The Council will only permit **site built** and **relocated** structures where it is satisfied that the standard and quality of building can satisfactorily be integrated into a residential area, and that the buildings do not contain unacceptable materials.

e) The Council will not permit the storing or use of a '**container**', as defined above, within a townsite area, other than in the areas zoned 'Industrial'. The Council considers the appearance, scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme.

f) The Council may give special consideration for the use of '**containers**' outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no viable alternative to the use of these structures, and that the location of the '**containers**' will not detract from the amenity of the locality.

4.2 Measures to ensure Compliance with Planning Consent

When an application for Planning Consent for a Moveable Building is considered by the Council, or the Building Surveyor, that Consent may be granted subject to conditions requiring the applicant, or owner, to:

- a) lodge a bond or bank guarantee with the Council. The bond or bank guarantee will provide the surety for the completion of the moveable building to a standard acceptable to the Council;
- b) specify matters which require attention and the manner in which work is required to be completed in order to satisfy standards acceptable to the Council.
- c) obtain a special building licence of a specified duration.

5 OBJECTIVES OF POLICY

- a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.
- b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- c) To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (eg. asbestos).
- d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- e) To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of '**containers**' within the non-industrial areas of the townsite.

CHIEF EXECUTIVE OFFICER

Date



LG Ref: %%%

Planning and Development Act 2005

Shire of Wyalkatchem

Notice of determination on application for development approval

Location: 63 Johnston Street, Wyalkatchem.

Lots: 336

Plan/Diagram: 170397

Vol. No: 1611

Folio No: 585

Application date: 27 May 2026

Received on: 27 May, 2026

Description of proposed development:

The construction of a house and two sea-containers.
The application for development approval received on 27 May 2026 is:

☒ Approved subject to the following conditions

☐ Refused for the following reason(s)

Conditions/~~Reasons for refusal:~~

1. The issue of a BAL rating PRIOR to construction of the house.
2. The lodgment and approval of plans for the location of a garage or carport and where a driveway will require a crossover to a public street, to the satisfaction of the local government.
3. The two sea-containers are to be removed when the house is deemed fit for occupation.

Footnotes

- If the development, the subject of this approval, is not substantially commenced within a period of 24 months from the date of the approval, the approval will lapse and be of no further effect. For the purposes of this condition, the term "substantially commenced" has the meaning given to it in the *Planning and Development (Local Planning Schemes) Regulations 2015* as amended from time to time.
- If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- The applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.

Date of determination: 18 June 2026

11.1.3. DEVELOPMENT APPROVAL (DA) APPLICATION – 59 JOHNSTON ST, WYALKATCHEM

Applicant:	Pawel and Karolina Kadlubicki
Location:	59 Johnston St, Wyalkatchem
Date:	11 June 2026
Reporting Officer:	Paul Bashall, Planwest (WA) Pty Ltd
Disclosure of Interest:	No interest to disclose
File Number:	07.02
Attachment Reference:	11.1.1 Development Application as submitted

Executive Summary

This report considers a proposal to build a new transportable container dwelling measuring about 6m x 8.5m (54m²) at the front of a town lot in Johnston Street, Wyalkatchem.

Background

A Development Approval (DA) application was submitted by Pawel and. Karolina Kadlubicki, the owners. The DA was accompanied by;

- a signed DA application form,
- a set of floor plans and elevations of the proposed dwelling,
- a copy of the certificate of title,
- a few development specifications, and
- a site plan.

Location

The proposed dwelling is proposed to be located at the front of the property in Johnston Street that has an existing house located at the rear. Lot 1 is about 18m x 50m measuring about 908m² with access to a rear 5m laneway.

Figure 1 provides a location plan showing how the property is affected by the Bushfire Prone mapping issued by DFES.

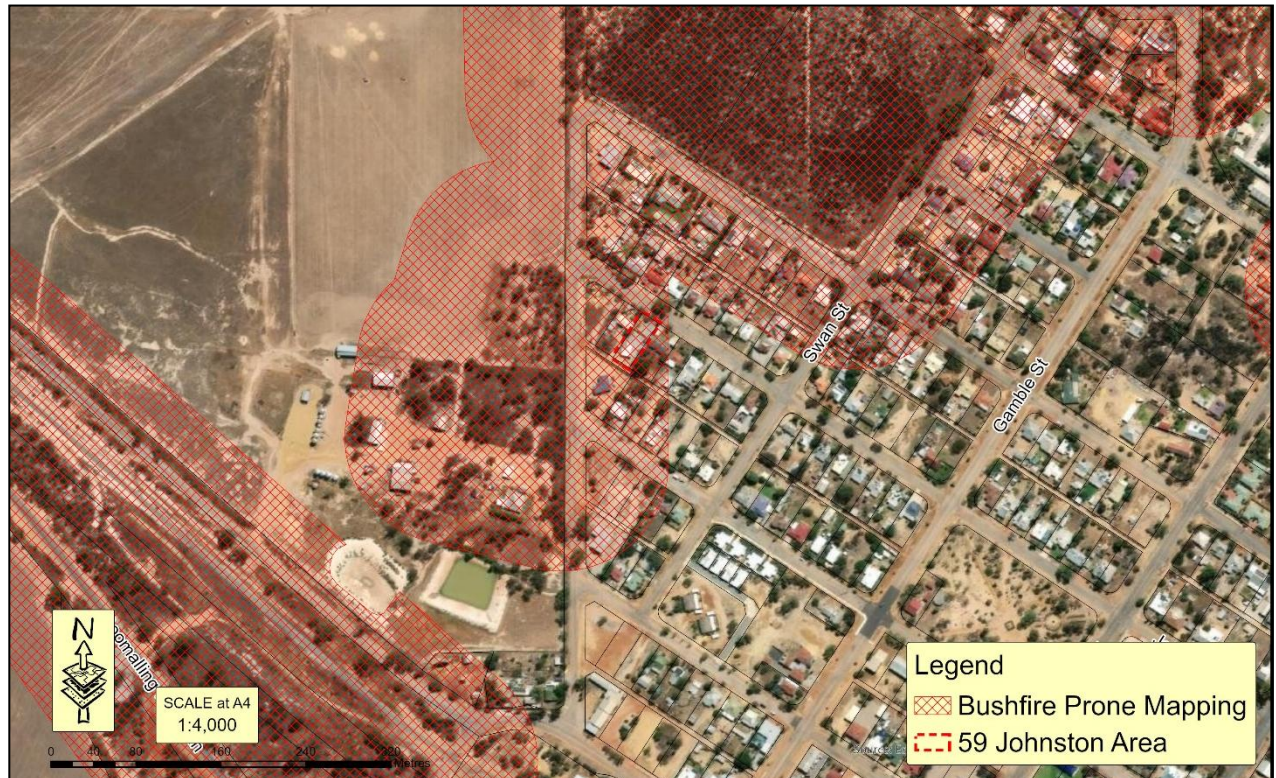
Figure 2 provides an enlargement of the property clearly showing the existing house at the rear of the lot. The house appears to have solar panels installed since the aerial photograph was taken. The front part – according to Google Streetview - has three caravan stored on site.

Proposed Development

The proposal seeks approval for a new container dwelling measuring about 6m x 8.5m and 2.5m high at the eaves. The estimated cost of the development is stated as just under \$130,000 to be completed within 6 months.

The plans submitted are of poor quality as they do not clearly show setbacks from boundaries and the ridge height of the dwelling. However, it is clear that the dwelling is well setback (for the R30 density code) from the road (Johnston Street) and side setbacks, and a second dwelling on the property is acceptable given the R-Code designation (R10/30). There are no distances shown between the existing and proposed dwelling, however, it appears to be adequate.

FIGURE 1 – LOCATION PLAN



Source: Landgate, DFES, Planwest

FIGURE 2 – ENLARGEMENT OF PROPERTY



The application form also indicates that the existing development on the property is a 6x10m shed, however the address on the certificate of title provides this address as the owners' residence.

The DA form also says the nature of the proposed development is 'Use' instead of 'Works'.

The plans show a carport on Johnston Street; however, it is unclear whether this is setback in accordance with the Residential Design Codes (R-Codes).

The site plans appear to be drawn incorrectly showing the width of the lot to be 17m rather than 18m.

The applicant has provided an example of what the development may look like. This is shown in **Figure 3** below.

FIGURE 3 – APPEARANCE OF DEVELOPMENT



Source: Applicant, Planwest

Local Planning Scheme

The land is zoned 'Residential' with a density of R10/30 in Local Planning Scheme No 4 (the Scheme). **Figure 4** shows an extract from the Scheme mapping of the property and surrounding land.

FIGURE 4 – SCHEME MAP EXTRACT



The Scheme requires that all residential development must comply with the R-Codes (Residential Design Codes). The Deemed Provisions (of the *Planning and Development (Local Planning Schemes) Regulations 2015*) do not exempt this development from requiring a DA (clause 61) as the development is not a single house (the only house on the lot). The addition of a second dwelling makes them both termed 'grouped dwellings'.

The split density code implies that, where deep sewerage is available, the density can comply with the R30 code – otherwise the R10 code applies.

Although the land is within the Bushfire Prone mapping, there is an exemption for development on lots less than 1,100m², from requiring a Bushfire Management Plan. Nevertheless, if approved, the applicant will require a Bushfire Attack Level assessment to determine the building standards required.

The Scheme provides for Local Planning Policies (LPP) to cover more detailed aspects of development within the Scheme area. These LPPs are prepared and adopted under the provisions of the Scheme (Part 2).

The LPP No 1 – Moveable Buildings is one such LPP that was adopted by the Council to safeguard the quality of the streetscape in established residential areas by restricting the use of moveable buildings, like containers, dongas and transportable structures. It is considered that these structures may detract from an established streetscape. Although the design of the current proposal may well hide the underlying container, it still presents

as a building without the character and features of a typical dwelling found elsewhere in the residential areas of Wyalkatchem.

Attachment A provides copy of LPP 1.

These types of buildings may be acceptable in grouped environments like an aged persons' complex or a workers' accommodation location, however, this is not consistent with objectives outlined in LPP.

Other circumstances where these may be more acceptable include a second dwelling at the rear of a property, or an ancillary dwelling, where it is less likely to impact the streetscape.

Consultation

Nil.

Statutory Environment

- Planning and Development Act 2005
- Shire of Wyalkatchem Local Planning Scheme No 4

Policy Implications

There are policy implications applicable to this item relating to the LPP 1 – Moveable Buildings.

Financial Implications

There are no financial implications applicable to this item.

Strategic/Risk Implications

There are strategic risk implications applicable to this item by approving the DA against the principles of an adopted policy that may create a precedence for future similar applications.

Discussion

The temptation, especially in the current housing stock shortage, is to welcome 'any' accommodation, however, this must be weighed against the longer-term implications of approving this DA. The risk of the Council approving 'moveable buildings' in existing residential areas is that there may be a flood of similar applications that will be difficult to object to – and will be there for the long-term.

There is little information on the durability of these types of structures that may be difficult to manage in the long term.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That the Council refuses the Development Approval application on the following grounds:

- *The proposal does not comply with the Council's adopted Local Planning Policy No 1 – Moveable Buildings.*
- *The undesirable impact of container-type housing on the streetscape of an established residential street.*
- *The establishment of moveable-type buildings in prominent streetscape locations will compromise the visual aesthetics of residential areas.*
- *The introduction of moveable buildings are generally out of character with the predominant housing style in the locality.*

ALTERNATE MOTION

To defer this item to the July 2026 Special Meeting of Council to allow the Chief Executive Officer to provide further information to be brought to Council.

(67/2026) Moved: Cr Stratford

Seconded: Cr Lawson Kerr

CARRIED 7/0

**Voted for: Cr Petchell, Cr Stratford, Cr Lawson Kerr, Cr Loton, Cr Gamble,
Cr Begley, Cr Dickson**



ATTACHMENT A

SHIRE OF WYALKATCHEM LOCAL PLANNING SCHEME No. 4

The Shire of Wyalkatchem under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 4, hereby adopts the following Policy.

LOCAL PLANNING POLICY No. 1 MOVEABLE BUILDINGS

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1. DISCUSSION

Recent land price increases and substantially increased prices for dwellings within the metropolitan and major regional centres has resulted in a substantial portion of the community unable to purchase property. This has resulted in an increased demand for land within smaller communities and in particular the sale of homestead lots within the satellite towns.

The Council is experiencing an increase in the demand for more affordable housing types within the Shire. These 'affordable' housing types are often in the form of moveable, recycled and converted shed type structures. The Council is keen to restrict these types of dwellings amongst the existing residential areas as they are considered inappropriate to, the standard of existing housing stock, and the expectations of residents or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

2. DEFINITIONS

A PERMANENT building is generally not designed to be moved and includes the following;

- a) **'Site Built'** structures are built on location as new permanent structures. They are of traditional appearance with pitched roofs and typical house layout, designed to accommodate families.
- b) **'Relocated'** dwellings are structures that have previously been constructed on a site elsewhere. The structures that are relocated are not necessarily designed to be relocated.

A MOVEABLE building is generally any structure capable of being transported from one location to another. There are three basic types as follows;

- a) **'Transportable'** structures are those designed and constructed at a location other than where they are intended to be established. For example dwellings prefabricated in Perth, transported in sections to their building site, and assembled on location.
- b) **'Donga Type'** structures are those usually designed to provide for workforce accommodation in small individual units. The structures are generally those (such as

ATCO, Western Portables or Durabuilt units) with skid mountings, metal sandwich panel and flat roof design. These portable modular structures are also used for other purposes.

- c) **'Containers'**. These structures, although considered 'buildings' by definition under the Building Code of Australia, are solely constructed to transport other goods. They are not in themselves designed, nor suitable, for storage of goods in an urban environment. A container includes 'seatainers' and other large vessels designed to carry, and be carried on specially designed vehicles or transporters.

3 BACKGROUND

Due to the historic uncertainty in the permanence of mining activities, and the mobility of mining operations, the establishment of permanent workforce accommodation in the region may not always be desirable or viable.

The use and reuse of moveable buildings is common. The downside of this trend is that the building stock may be second-hand, may contain undesirable materials like asbestos, and may be visually out of harmony with existing buildings in the locality. Many other Councils are not permitting buildings within their districts which contain asbestos. Without the appropriate controls Wyalkatchem could become a 'dumping ground' for such structures.

To ensure that the Council has the opportunity to consider such proposals, all applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence.

The Council has delegated authority to its Building Surveyor to determine Applications for Planning Consent for all applications for **transportable** and **relocated** dwellings in zones of the Scheme where dwellings are permitted. The Building Surveyor may impose appropriate conditions including the requirement for a bond or bank guarantee.

Donga type and **Containers** are subject to Council consideration.

4 POLICY

4.1 Council Policy on Moveable Buildings

a) All applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence. Generally the Council is not in favour of the use of moveable buildings, especially in the townsites areas, however the Council will consider each application on its merits.

b) The Council shall not permit the establishment, occupation or erection of **donga type** structures for residential purposes within a Townsite Boundary in Scheme Area, unless the site is set aside for Group Housing Accommodation and used as a camp site for accommodating a workforce. In these circumstances it may be argued that the development is not a permanent improvement, and may justify the use of such structures. In this case the Council must be satisfied that the development will not detract from the amenity of the surrounding area.

c) The Council will only permit **donga type** structures for uses *other than* residential uses where it considers the use or establishment of the structure will not be in conflict with the objectives of this policy.

d) The Council will only permit **site built** and **relocated** structures where it is satisfied that the standard and quality of building can satisfactorily be integrated into a residential area, and that the buildings do not contain unacceptable materials.

e) The Council will not permit the storing or use of a **'container'**, as defined above, within a townsite area, other than in the areas zoned 'Industrial'. The Council considers the appearance, scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme.

f) The Council may give special consideration for the use of **'containers'** outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no viable alternative to the use of these structures, and that the location of the **'containers'** will not detract from the amenity of the locality.

4.2 Measures to ensure Compliance with Planning Consent

When an application for Planning Consent for a Moveable Building is considered by the Council, or the Building Surveyor, that Consent may be granted subject to conditions requiring the applicant, or owner, to:

- a) lodge a bond or bank guarantee with the Council. The bond or bank guarantee will provide the surety for the completion of the moveable building to a standard acceptable to the Council;
- b) specify matters which require attention and the manner in which work is required to be completed in order to satisfy standards acceptable to the Council.
- c) obtain a special building licence of a specified duration.

5 OBJECTIVES OF POLICY

- a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.
- b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- c) To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (eg. asbestos).
- d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- e) To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of **'containers'** within the non-industrial areas of the townsite.

CHIEF EXECUTIVE OFFICER

Date



Planning and Development Act 2005

Shire of Wyalkatchem

Notice of determination on application for development approval

Location: 59 Johnston Street, Wyalkatchem.

Lots: 1

Plan/Diagram: 35214

Vol. No: 502

Folio No: 115A

Application date: 4 May, 2026

Received on: 4 May, 2026

Description of proposed development:

The construction of a container dwelling.

The application for development approval received on 4 May 2026 is:

☐ Approved subject to the following conditions

☒ Refused for the following reason(s)

Conditions/Reasons for refusal:

1. The proposal does not comply with the Council's adopted Local Planning Policy No 1 – Moveable Buildings.
2. The undesirable impact of container-type housing on the streetscape of an established residential street.
3. The establishment of moveable-type buildings in prominent streetscape locations will compromise the visual aesthetics of residential areas.
4. The introduction of moveable buildings are generally out of character with the predominant housing style in the locality.

Date of determination: 18 June, 2026

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

14. URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

Nil

15. MATTERS BEHIND CLOSED DOORS

Nil

16. CLOSURE OF THE MEETING

There being no further business, the Presiding Member closed the meeting at 4:47pm.



**MINUTES
OF THE
SPECIAL MEETING
OF COUNCIL
HELD ON**

6 July 2026

Council Chambers

Honour Avenue

Wyalkatchem

Commencement: 4:02pm

Closure: 4:28pm

Preface

When the Chief Executive Officer approved these Minutes for distribution they are in essence “*Unconfirmed*” until the following Ordinary Meeting of Council, where the minutes will be confirmed subject to any amendments.

The “*Confirmed*” Minutes are then signed off by the Presiding Member.

Unconfirmed Minutes

These unconfirmed minutes were approved for distribution on the 8 July 2026.

A handwritten signature in black ink, appearing to be 'Tom Kettle', written over a horizontal line.

Tom Kettle
Chief Executive Officer

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Wyalkatchem for any act, omission or statement or intimation occurring during this meeting. It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decisions, which will be provided within ten days of this meeting.

DISCLOSURE OF INTEREST

Councillors and staff are reminded of the requirements of section 5.65 of the *Local Government Act 1995*, to disclose any interest or perceived interest in any matter to be discussed during a meeting, and also the requirement to disclose any item affecting impartiality.

Financial Interest:

Under section 5.60A of the *Local Government Act 1995*, a person is said to have a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the Local Government in a particular way, result in a financial gain, loss, benefit or detriment for the person.

Proximity Interest:

Under section 5.60B of the *Local Government Act 1995*, a person is said to have a proximity interest in a matter if the matter concerns a proposed change to a planning scheme affecting land that adjoins the person's land; a proposed change to the zoning or use of land that adjoins the person's land; or a proposed development of land that adjoins the person's land.

Impartiality Interest:

As per the Shire of Wyalkatchem Code of Conduct for Council Members, Committee Members, and Candidates for Election, and to maintain transparency, it is important to disclose all interests, including impartiality interests which include interests arising from kinship, friendship and membership of associations. If it is possible that your vote on a matter may be perceived as impartial, you should disclose your interest. Having disclosed the interest, you may declare your objectivity on the matter, and remain in the Chamber, and chair, or move/second, speak and vote on the matter.

Disclosing an Interest:

Disclosures must be made, in writing, to the Chief Executive Officer prior to the meeting, or prior to consideration of the item in which an interest exists.

If you disclose a Financial or Proximity Interest, you must leave the room while the matter is discussed and voted on. Only after a decision has been reached may you return to the meeting, at which time the Presiding Person will inform you of Council's decision on the matter.

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1. DECLARATION OF OPENING

The Presiding Member, Cr Petchell declared the meeting open at 4:02pm.

2. PUBLIC QUESTION TIME

2.1. Response to Public Questions Previously Taken on Notice

Nil

2.2. Declaration of Public Question Time opened

Public Question Time opened at 4:02pm.

There were no public questions.

2.3. Declaration of Public Question Time closed

Public Question Time closed at 4:03pm.

3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

3.1. Attendance

Cr Christy Petchell	President and Presiding Member
Cr Mischa Stratford	Deputy President
Cr Christopher Loton	
Cr Justin Begley	
Cr Tracy Dickson	
Cr Rod Lawson Kerr	
Cr Stephen Gamble	

Tom Kettle	Chief Executive Officer
Claire Trenorden	Manager Corporate Services

3.2. Visitors

Russell Wood
Jennie Gorham

3.3. Apologies

Nil

3.4. Approved Leave of Absence

Nil

3.5.Applications for Leave of Absence

Cr Petchell applied for a leave of absence for the Ordinary Meeting of Council on the 16 July 2026.

COUNCIL RESOLUTION:

(68/2026) Moved: Cr Stratford

Seconded: Cr Dickson

CARRIED 7/0

**Voted for: Cr Petchell, Cr Stratford, Cr Begley, Cr Loton, Cr Gamble,
Cr Lawson Kerr, Cr Dickson**

4. OBITUARIES

Nil

5. PETITIONS, DEPUTATIONS, PRESENTATIONS

5.1.Petitions

Nil

5.2.Deputations

Nil

5.3.Presentations

Nil

6. DECLARATIONS OF INTEREST

6.1.Financial and Proximity Interest

Nil

6.2.Impartiality Interests

Cr Petchell declared an impartiality interest in item 9.1.1.

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

The Presiding Member thanked staff for the time and effort they have put into the Budget preparation and also to Councillors for attending all of the Budget workshops.

8. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

Cr Petchell declared an impartiality interest in item 9.1.1

9. REPORTS

9.1. CORPORATE AND COMMUNITY SERVICES

9.1.1. ADOPTION OF ANNUAL BUDGET FOR THE YEAR ENDED 30 JUNE 2027

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	1 July 2026
Reporting Officer:	Claire Trenorden, Manager Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	12.05.07
Attachment Reference:	9.1.1 Annual Budget for the year ended 30 June 2027 9.1.2 Capital program for the year ended 30 June 2027 9.1.3 Fees and Charges 2026/27

SUMMARY

The *Local Government Act 1995*, section 6.2 requires a local government to prepare and adopt a budget before 31 August. Council is recommended to adopt the attached Annual Budget for year end 30 June 2027.

BACKGROUND

The draft 2026/27 Budget has been compiled based on the principles contained in the Strategic Community Plan and in accordance with presentations made to Council at eight budget workshops.

COMMENT

The main features of the draft 2026/27 Annual Budget are as follows;

Major Items of Income;

- Rates \$1,651,192 (equating to a 5% increase on total income)
- Operating Grants \$ 574,804
- Non-operating Grants \$1,369,460
- Fees & Charges \$ 252,059
- Interest revenue \$ 127,500

Proposed capital expenditure of \$2,729,710 funded as follows;

- Reserve funded \$ 409,088
- Non-operating grants \$1,369,460
- Proceeds from sales \$ 320,000
- Own source (Municipal fund) \$ 631,222

The capital works include;

a. roads program totalling \$1,120,000, comprising;

- Roads to Recovery \$ 505,000; &
- Regional Road Group \$ 615,000.

These works are principally funded via federal and state government grants. Delivery of this work will require just \$205,000 to be drawn from the Municipal Fund.

- b. plant purchase/replacement of \$966,100 and the major components are as follows;
- Replace grader \$ 500,000
 - Community Bus replacement \$ 255,000
 - Skid Steer mounted mulcher \$ 60,000
 - New light vehicles \$ 151,100
- c. Building projects totalling \$187,000 comprising;
- Contribution to CEACA build \$ 97,000
 - Town Hall guttering \$ 45,000
 - 53 Piesse fence replacement \$ 35,000
 - Admin Office door replacement \$ 10,000
- d. Other infrastructure projects totalling \$456,610 and include the following projects;
- Swimming Pool works \$ 30,000
 - Recreation Centre tanks \$100,000
 - Depot tanks \$ 50,000
 - Mobile Water tanker \$100,000
 - Footpath Riches St to Swimming Pool \$ 66,300
 - Drainage works Thurston St \$ 34,000 (funded by Roads 2 Recovery)
 - Wheatbelt Way Rail Trail \$ 76,310

It is also noted that from 2026/27 Workers Compensation insurance is classified as an employee cost, rather than insurance, so this explains the variance to prior years' actuals and budgets in both areas.

The estimated brought forward balance is \$2,625,175 however, it must be noted that this figure is unaudited and may change once the annual accounts are finalised. The major contributor to this carried forward amount is the approximate 80% advance payment of the Commonwealth Financial Assistance Grants for 2026/27 being pre-paid in June 2026.

STATUTORY ENVIRONMENT

Local Government Act 1995

"6.2. Local government to prepare annual budget

- (1) *During the period from 1 June in a financial year to 31 August in the next financial year, or such extended time as the Minister allows, each local government is to prepare and adopt*, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the 30 June next following that 31 August.*

** Absolute majority required.*

- (2) *In the preparation of the annual budget the local government is to have regard to the contents of the plan for the future of the district made in accordance with section 5.56 and to prepare a detailed estimate for the current year of —*
- (a) the expenditure by the local government; and*
 - (b) the revenue and income, independent of general rates, of the local government; and*
 - (c) the amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.*

- (3) *For the purposes of subsections (2)(a) and (b) all expenditure, revenue and income of the local government is to be taken into account unless otherwise prescribed.*
- (4) *The annual budget is to incorporate —*
- (a) particulars of the estimated expenditure proposed to be incurred by the local government; and*
 - (b) detailed information relating to the rates and service charges which will apply to land within the district including —*
 - (i) the amount it is estimated will be yielded by the general rate; and*
 - (ii) the rate of interest (if any) to be charged by the local government on unpaid rates and service charges;*
 - and*
 - (c) the fees and charges proposed to be imposed by the local government; and*
 - (d) the particulars of borrowings and other financial accommodation proposed to be entered into by the local government; and*
 - (e) details of the amounts to be set aside in, or used from, reserve accounts and of the purpose for which they are to be set aside or used; and*
 - (f) particulars of proposed land transactions and trading undertakings (as those terms are defined in and for the purpose of section 3.59) of the local government; and*
 - (g) such other matters as are prescribed.*
- (5) *Regulations may provide for —*
- (a) the form of the annual budget; and*
 - (b) the contents of the annual budget; and*
 - (c) the information to be contained in or to accompany the annual budget.”*

POLICY IMPLICATIONS

Policy 2.4. Budget preparation

FINANCIAL IMPLICATIONS

Budget of estimated income and expenditure for the 2026/27 financial year.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

VOTING REQUIREMENT

Absolute Majority

AMENDMENT MOTION/COUNCIL RESOLUTION:

(69/2026) Moved: Cr Loton

Seconded: Cr Stratford

Cr Loton moved the following amendments to the recommendation:

- 12. That, noting section 6.2(2) of the Local Government Act 1995 requires the annual budget to be prepared having regard to the plan for the future of the district under section 5.56, Council requests the CEO to present to Council, prior to the 2026/27 mid-year budget review, a report on the review status and update schedule for the addition of key informing strategies to the Shire's Integrated Planning and Reporting Framework, including the Council Plan, Long Term Financial Plan, Asset Management Plan and Workforce Plan.**
- 13. That the award of tender or commitment to purchase for any plant item in the 2026/27 capital program with an estimated value exceeding \$250,000 be determined by Council resolution, with the relevant report to include a statement of alignment with the draft Asset Management Plan and Long Term Financial Plan.**

CARRIED 5/2

Voted for: Cr Stratford, Cr Loton, Cr Gamble, Cr Lawson Kerr, Cr Dickson

Voted against: Cr Petchell, Cr Begley

AMENDED OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION:

(70/2026) Moved: Cr Begley

Seconded: Cr Lawson Kerr

- 1. That, in accordance with Section 6.2 of the Local Government Act 1995 and Part 3 of the Local Government (Financial Management) Regulations 1996, Council adopts the Shire of Wyalkatchem 2026/2027 Budget, as presented in Attachment 9.1.1.**
- 2. That, in accordance with Sections 6.32, 6.33, 6.34 and 6.35 of the Local Government Act 1995, Council for the purpose of yielding the deficiency disclosed by the 2026/27 Budget adopted at Part 1 above, imposes the following general rates and minimum payments on Gross Rental and Unimproved Values (as shown at Note 2 of the 2026/27 Budget).**

Type	Rate in \$	Minimum Payment
Residential (GRV)	0.086140	\$607.00
Rural (UV)	0.006436	\$677.00
Mining (UV)	0.006436	\$677.00

- 3. That, in accordance with Section 6.45 of the Local Government Act 1995 and Regulation 64(2) of the Local Government (Financial Management) Regulations 1996, Council nominates the following due dates for the payment in full by instalments:**

One Installment Option:

Full payment with 5% discount	21/08/2026
Full payment	04/09/2026

Four Installment Option:

1st Instalment due date	04/09/2026
2nd Instalment due date	06/11/2026
3rd Instalment due date	08/01/2027
4th Instalment due date	12/03/2027

4. That, in accordance with Section 6.45 of the Local Government Act 1995 and Regulation 67 of the Local Government (Financial Management) Regulations 1996, Council adopts an instalment administration charge where the owner has elected to pay rates (and service charges) through an instalment option of \$5.00 for each instalment after the initial instalment is paid.
5. That, in accordance with Section 6.45 of the Local Government Act 1995 and Regulation 68 of the Local Government (Financial Management) Regulations 1996, Council adopts an interest rate of 5.5% where the owner has elected to pay rates and service charges through an instalment option.
6. That, in accordance with Section 6.45 of the Local Government Act 1995 and Regulation 70 of the Local Government (Financial Management) Regulations 1996, Council adopts an interest rate of 7% for rates and other charges and costs of proceedings to recover such charges that remain unpaid after becoming due and payable.
7. That, in accordance with Section 67 of the Waste Avoidance and Resources Recovery Act 2007, Council adopts the following charges for the removal and deposit of domestic and commercial waste:

Residential and Commercial Premises 240ltr Waste Bin Weekly Collection;	\$ 403.00
Additional Refuse Service 240ltr Waste Bin Weekly Collection;	\$ 403.00
Residential Premises – Pensioner/Senior First 240ltr Waste Bin Weekly Collection;	\$283.00
Residential Premises – Pensioner/Senior Additional Refuse Service	\$403.00

8. That, in accordance with Section 5.99 of the Local Government Act 1995 and Regulation 34 of the Local Government (Administration) Regulations 1996, Council adopts the following annual fees and allowances for elected members:

Council Annual Meeting Fees; Councillors	\$ 5,817.00 per annum
Council Annual Meeting Fees; President	\$ 5,817.00 per annum
Allowance; Shire President	\$ 7,391.00 per annum
Allowance; Deputy Shire President	\$ 1,847.00 per annum
Allowance; ICT expenses	\$660.00 per annum
ARIC Independent Member	\$450 per meeting

9. ***That, in accordance with Regulation 34(5) of the Local Government (Financial Management) Regulations 1996 and AASB 1031 Materiality, Council adopts the level to be used in the Statement of Financial Activity in 2026/27 for the reporting of material variance as 10% or \$10,000, whichever is the greater.***
10. ***That, in accordance with Section 6.11 of the Local Government Act 1995, Council adopts to transfer \$31,454 to the Sport and Recreation Facilities Reserve. It adopts utilize \$120,000 to fund plant purchases, utilise \$90,000 for building related capital projects, \$97,000 for community development related capital projects and \$102,088 for replacement of the Community Bus.***
11. ***That, in accordance with Section 6.16 of the Local Government Act 1995, Council adopts the Fees and Charges 2026/2027 included in attachment 9.1.3.***
12. ***That, noting section 6.2(2) of the Local Government Act 1995 requires the annual budget to be prepared having regard to the plan for the future of the district under section 5.56, Council requests the CEO to present to Council, prior to the 2026/27 mid-year budget review, a report on the review status and update schedule for the addition of key informing strategies to the Shire's Integrated Planning and Reporting Framework, including the Council Plan, Long Term Financial Plan, Asset Management Plan and Workforce Plan.***
13. ***That the award of tender or commitment to purchase for any plant item in the 2026/27 capital program with an estimated value exceeding \$250,000 be determined by Council resolution, with the relevant report to include a statement of alignment with the draft Asset Management Plan and Long Term Financial Plan.***

CARRIED 6/1

***Voted for: Cr Petchell, Cr Begley, Cr Stratford, Cr Loton, Cr Lawson Kerr,
Cr Dickson***

Voted against: Cr Gamble

10. PLANNING AND BUILDING

10.1.1. DEVELOPMENT APPROVAL (DA) APPLICATION – 59 JOHNSTON ST, WYALKATCHEM

Applicant:	Pawel and Karolina Kadlubicki
Location:	59 Johnston St, Wyalkatchem
Date:	1 Junly 2026
Reporting Officer:	Paul Bashall, Planwest (WA) Pty Ltd
Disclosure of Interest:	No interest to disclose
File Number:	07.02
Attachment Reference:	10.1.1 Development Application as submitted

Executive Summary

This report considers a proposal to build a new transportable container dwelling measuring about 6m x 8.5m (54m²) at the front of a town lot in Johnston Street, Wyalkatchem. The report was originally presented to the 18 June 2026 Ordinary Council Meeting, but deferred for further information to be received.

Background

A Development Approval (DA) application was submitted by Pawel and. Karolina Kadlubicki, the owners. The DA was accompanied by;

- a signed DA application form,
- a set of floor plans and elevations of the proposed dwelling,
- a copy of the certificate of title,
- a few development specifications, and
- a site plan.

Location

The proposed dwelling is proposed to be located at the front of the property in Johnston Street that has an existing house located at the rear. Lot 1 is about 18m x 50m measuring about 908m² with access to a rear 5m laneway.

Figure 1 provides a location plan showing how the property is affected by the Bushfire Prone mapping issued by DFES.

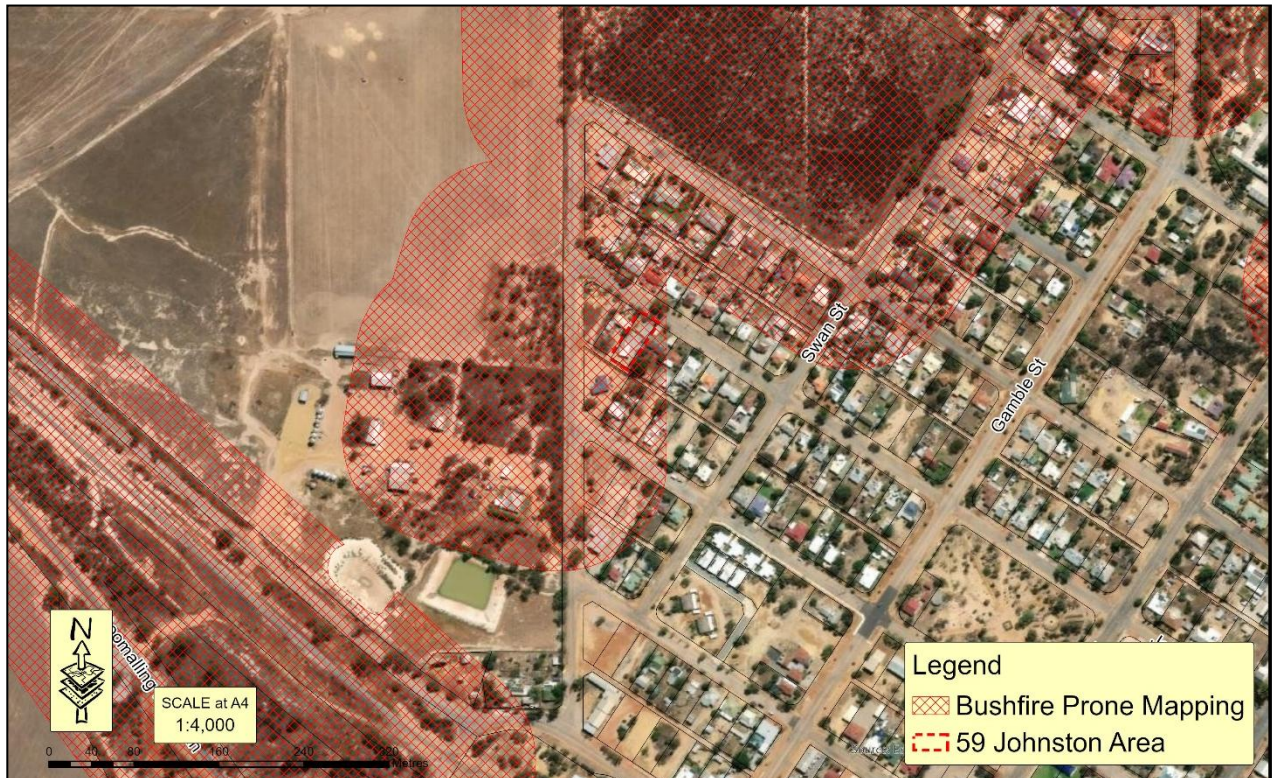
Figure 2 provides an enlargement of the property clearly showing the existing house at the rear of the lot. The house appears to have solar panels installed since the aerial photograph was taken. The front part – according to Google Streetview - has three caravan stored on site.

Proposed Development

The proposal seeks approval for a new container dwelling measuring about 6m x 8.5m and 2.5m high at the eaves. The estimated cost of the development is stated as just under \$130,000 to be completed within 6 months.

The plans submitted are of poor quality as they do not clearly show setbacks from boundaries and the ridge height of the dwelling. However, it is clear that the dwelling is well setback (for the R30 density code) from the road (Johnston Street) and side setbacks, and a second dwelling on the property is acceptable given the R-Code designation (R10/30). There are no distances shown between the existing and proposed dwelling, however, it appears to be adequate.

FIGURE 1 – LOCATION PLAN



Source: Landgate, DFES, Planwest

FIGURE 2 – ENLARGEMENT OF PROPERTY



The application form also indicates that the existing development on the property is a 6x10m shed, however the address on the certificate of title provides this address as the owners' residence.

The DA form also says the nature of the proposed development is 'Use' instead of 'Works'.

The plans show a carport on Johnston Street; however, it is unclear whether this is setback in accordance with the Residential Design Codes (R-Codes).

The site plans appear to be drawn incorrectly showing the width of the lot to be 17m rather than 18m.

The applicant has provided an example of what the development may look like. This is shown in **Figure 3** below.

FIGURE 3 – APPEARANCE OF DEVELOPMENT



Source: Applicant, Planwest

Local Planning Scheme

The land is zoned 'Residential' with a density of R10/30 in Local Planning Scheme No 4 (the Scheme). **Figure 4** shows an extract from the Scheme mapping of the property and surrounding land.

FIGURE 4 – SCHEME MAP EXTRACT



The Scheme requires that all residential development must comply with the R-Codes (Residential Design Codes). The Deemed Provisions (of the *Planning and Development (Local Planning Schemes) Regulations 2015*) do not exempt this development from requiring a DA (clause 61) as the development is not a single house (the only house on the lot). The addition of a second dwelling makes them both termed 'grouped dwellings'.

The split density code implies that, where deep sewerage is available, the density can comply with the R30 code – otherwise the R10 code applies.

Although the land is within the Bushfire Prone mapping, there is an exemption for development on lots less than 1,100m², from requiring a Bushfire Management Plan. Nevertheless, if approved, the applicant will require a Bushfire Attack Level assessment to determine the building standards required.

The Scheme provides for Local Planning Policies (LPP) to cover more detailed aspects of development within the Scheme area. These LPPs are prepared and adopted under the provisions of the Scheme (Part 2).

The LPP No 1 – Moveable Buildings is one such LPP that was adopted by the Council to safeguard the quality of the streetscape in established residential areas by restricting the use of moveable buildings, like containers, dongas and transportable structures. It is considered that these structures may detract from an established streetscape. Although the design of the current proposal may well hide the underlying container, it still presents

as a building without the character and features of a typical dwelling found elsewhere in the residential areas of Wyalkatchem.

Attachment A provides copy of LPP 1.

These types of buildings may be acceptable in grouped environments like an aged persons' complex or a workers' accommodation location, however, this is not consistent with objectives outlined in LPP.

Other circumstances where these may be more acceptable include a second dwelling at the rear of a property, or an ancillary dwelling, where it is less likely to impact the streetscape.

Consultation

Nil.

Statutory Environment

- Planning and Development Act 2005
- Shire of Wyalkatchem Local Planning Scheme No 4

Policy Implications

There are policy implications applicable to this item relating to the LPP 1 – Moveable Buildings.

Financial Implications

There are no financial implications applicable to this item.

Strategic/Risk Implications

There are strategic risk implications applicable to this item by approving the DA against the principles of an adopted policy that may create a precedence for future similar applications.

Discussion

The temptation, especially in the current housing stock shortage, is to welcome 'any' accommodation, however, this must be weighed against the longer-term implications of approving this DA. The risk of the Council approving 'moveable buildings' in existing residential areas is that there may be a flood of similar applications that will be difficult to object to – and will be there for the long-term.

There is little information on the durability of these types of structures that may be difficult to manage in the long term.

Further Discussion

As mentioned, the proposed development does not comply with LPP No 1, however the alternative recommendation provided could be based on the review of LPP No 1 that seeks more flexibility in treating moveable buildings. The second part of the alternative decision incorporates a review of LPP No 1.

The main issue is the impact on the streetscape – existing and future – hence the recommendation that the building façade be redesigned to incorporate the carport/garage. This is an opportunity to require better quality drawings to correct lot dimensions and show setbacks of all features.

Although a generalisation, it is commonly accepted that a better build (materials and presentation) will be better maintained and looked after. Due to the portability of these types of houses, it is unlikely that the materials used have the same durability and longevity. This will have a future impact on the streetscape.

AMENDMENT MOTION/COUNCIL RESOLUTION:

(71/2026) Moved: Cr Stratford Seconded: Cr Gamble

Cr Stratford moved to amend the recommendation to remove the word “more” in condition 3, changing it from “That the front façade of the dwelling be constructed of materials considered more appropriate for the prevailing climatic conditions to the satisfaction of the local government.” to “That the front façade of the dwelling be constructed of materials considered appropriate for the prevailing climatic conditions to the satisfaction of the local government.”

CARRIED 7/0

***Voted for: Cr Petchell, Cr Begley, Cr Stratford, Cr Loton, Cr Lawson Kerr,
Cr Dickson, Cr Gamble***

VOTING REQUIREMENT

Simple Majority

AMENDED ALTERNATE RECOMMENDATION/COUNCIL RESOLUTION:

(72/2026) Moved: Cr Stratford Seconded: Cr Loton

That Council approves the Development Approval application subject to the following conditions and advice notes.

- 1. The proposed carport being setback in accordance with the R-Codes (Residential Design Codes) to the satisfaction of the local government.***
- 2. The development being redesigned to incorporate the carport into the overall front façade of the dwelling with an appropriate landscaping plan to the satisfaction of the local government.***
- 3. That the front façade of the dwelling be constructed of materials considered appropriate for the prevailing climatic conditions to the satisfaction of the local government.***
- 4. That the Council carry out a review of the Local Planning Policy No 1 relating to Moveable Buildings to ensure;***

- i. that the policy maintains its relevancy with current shortages of residential accommodation in the state*
- ii. That the assessment of the use of moveable buildings in residential areas be based on visual performance, including factors like materials used, consistency with streetscape objectives, landscaping, roof pitches and other measures to reduce the visual impact of structures like containers and dongas.*

CARRIED 7/0

**Voted for: Cr Petchell, Cr Begley, Cr Stratford, Cr Loton, Cr Lawson Kerr,
Cr Dickson, Cr Gamble**



ATTACHMENT A

SHIRE OF WYALKATCHEM LOCAL PLANNING SCHEME No. 4

The Shire of Wyalkatchem under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 4, hereby adopts the following Policy.

LOCAL PLANNING POLICY No. 1 MOVEABLE BUILDINGS

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1. DISCUSSION

Recent land price increases and substantially increased prices for dwellings within the metropolitan and major regional centres has resulted in a substantial portion of the community unable to purchase property. This has resulted in an increased demand for land within smaller communities and in particular the sale of homestead lots within the satellite towns.

The Council is experiencing an increase in the demand for more affordable housing types within the Shire. These 'affordable' housing types are often in the form of moveable, recycled and converted shed type structures. The Council is keen to restrict these types of dwellings amongst the existing residential areas as they are considered inappropriate to, the standard of existing housing stock, and the expectations of residents or owners already established in the area. The Council considers it reasonable to protect existing owners' investments in the town from development that may detract from the amenity of the residential character.

2. DEFINITIONS

A PERMANENT building is generally not designed to be moved and includes the following;

- a) **'Site Built'** structures are built on location as new permanent structures. They are of traditional appearance with pitched roofs and typical house layout, designed to accommodate families.
- b) **'Relocated'** dwellings are structures that have previously been constructed on a site elsewhere. The structures that are relocated are not necessarily designed to be relocated.

A MOVEABLE building is generally any structure capable of being transported from one location to another. There are three basic types as follows;

- a) **'Transportable'** structures are those designed and constructed at a location other than where they are intended to be established. For example dwellings prefabricated in Perth, transported in sections to their building site, and assembled on location.
- b) **'Donga Type'** structures are those usually designed to provide for workforce accommodation in small individual units. The structures are generally those (such as

ATCO, Western Portables or Durabuilt units) with skid mountings, metal sandwich panel and flat roof design. These portable modular structures are also used for other purposes.

- c) **'Containers'**. These structures, although considered 'buildings' by definition under the Building Code of Australia, are solely constructed to transport other goods. They are not in themselves designed, nor suitable, for storage of goods in an urban environment. A container includes 'seatainers' and other large vessels designed to carry, and be carried on specially designed vehicles or transporters.

3 BACKGROUND

Due to the historic uncertainty in the permanence of mining activities, and the mobility of mining operations, the establishment of permanent workforce accommodation in the region may not always be desirable or viable.

The use and reuse of moveable buildings is common. The downside of this trend is that the building stock may be second-hand, may contain undesirable materials like asbestos, and may be visually out of harmony with existing buildings in the locality. Many other Councils are not permitting buildings within their districts which contain asbestos. Without the appropriate controls Wyalkatchem could become a 'dumping ground' for such structures.

To ensure that the Council has the opportunity to consider such proposals, all applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence.

The Council has delegated authority to its Building Surveyor to determine Applications for Planning Consent for all applications for **transportable** and **relocated** dwellings in zones of the Scheme where dwellings are permitted. The Building Surveyor may impose appropriate conditions including the requirement for a bond or bank guarantee.

Donga type and **Containers** are subject to Council consideration.

4 POLICY

4.1 Council Policy on Moveable Buildings

a) All applications for moveable buildings, as defined above, shall require the Council's Planning Consent prior to the issue of a Building Licence. Generally the Council is not in favour of the use of moveable buildings, especially in the townsites areas, however the Council will consider each application on its merits.

b) The Council shall not permit the establishment, occupation or erection of **donga type** structures for residential purposes within a Townsite Boundary in Scheme Area, unless the site is set aside for Group Housing Accommodation and used as a camp site for accommodating a workforce. In these circumstances it may be argued that the development is not a permanent improvement, and may justify the use of such structures. In this case the Council must be satisfied that the development will not detract from the amenity of the surrounding area.

c) The Council will only permit **donga type** structures for uses *other than* residential uses where it considers the use or establishment of the structure will not be in conflict with the objectives of this policy.

d) The Council will only permit **site built** and **relocated** structures where it is satisfied that the standard and quality of building can satisfactorily be integrated into a residential area, and that the buildings do not contain unacceptable materials.

e) The Council will not permit the storing or use of a **'container'**, as defined above, within a townsite area, other than in the areas zoned 'Industrial'. The Council considers the appearance, scale, and materials of these structures to be inappropriate for use in an urban environment, and are therefore in conflict with the objectives of the Scheme.

f) The Council may give special consideration for the use of **'containers'** outside the townsite areas of the Shire. In these circumstances the Council will need to be satisfied that there is no viable alternative to the use of these structures, and that the location of the **'containers'** will not detract from the amenity of the locality.

4.2 Measures to ensure Compliance with Planning Consent

When an application for Planning Consent for a Moveable Building is considered by the Council, or the Building Surveyor, that Consent may be granted subject to conditions requiring the applicant, or owner, to:

- a) lodge a bond or bank guarantee with the Council. The bond or bank guarantee will provide the surety for the completion of the moveable building to a standard acceptable to the Council;
- b) specify matters which require attention and the manner in which work is required to be completed in order to satisfy standards acceptable to the Council.
- c) obtain a special building licence of a specified duration.

5 OBJECTIVES OF POLICY

- a) To maintain high amenity standards of buildings, especially within the residential areas in the Townsites of the Shire.
- b) To ensure that the visual aesthetics of residential areas are not compromised by the introduction of moveable buildings that are generally out of character with the predominant housing style in the locality.
- c) To ensure that the moveable buildings, established within the Shire, do not use materials considered by the Council to be unacceptable (eg. asbestos).
- d) To avoid the erection and use of extensive areas of moveable structures for accommodating temporary workforces, or other business or company activities, in inappropriate areas.
- e) To prevent the introduction of housing, or other use structures, that are designed to be used on a temporary or short stay basis and that may detract from the standards already established in the residential areas of the Townsites.
- f) To protect the visual amenity of the urban environment by not permitting the establishment, storage or use of **'containers'** within the non-industrial areas of the townsite.

CHIEF EXECUTIVE OFFICER

Date

**OFFICER
RECOMMENDATION**

LG Ref: %%%



Planning and Development Act 2005

Shire of Wyalkatchem

Notice of determination on application for development approval

Location: 59 Johnston Street, Wyalkatchem.

Lots: 1

Plan/Diagram: 35214

Vol. No: 502

Folio No: 115A

Application date: 4 May, 2026

Received on: 4 May, 2026

Description of proposed development:

The construction of a container dwelling.

The application for development approval received on 4 May 2026 is:

☐ Approved subject to the following conditions

☒ Refused for the following reason(s)

Conditions/Reasons for refusal:

1. The proposal does not comply with the Council's adopted Local Planning Policy No 1 – Moveable Buildings.
2. The undesirable impact of container-type housing on the streetscape of an established residential street.
3. The establishment of moveable-type buildings in prominent streetscape locations will compromise the visual aesthetics of residential areas.
4. The introduction of moveable buildings are generally out of character with the predominant housing style in the locality.

Date of determination: 6 July, 2026

**ALTERNATIVE
COUNCIL
DETERMINATION**

LG Ref: %%%



Planning and Development Act 2005

Shire of Wyalkatchem

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Conditions/~~Reasons for refusal:~~

1. The proposed carport being setback in accordance with the R-Codes (Residential Design Codes) to the satisfaction of the local government.
2. The development being redesigned to incorporate the carport into the overall front façade of the dwelling with appropriate landscaping plan to the satisfaction of the local government.
3. That the front façade of the dwelling be constructed of materials considered more appropriate for the prevailing climatic conditions to the satisfaction of the local government.

Footnotes

- If the development, the subject of this approval, is not substantially commenced within a period of 24 months from the date of the approval, the approval will lapse and be of no further effect. For the purposes of this condition, the term "substantially commenced" has the meaning given to it in the *Planning and Development (Local Planning Schemes) Regulations 2015* as amended from time to time.
- If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- The applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.

Date of determination: 6 July 2026

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

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

Nil

14. MATTERS BEHIND CLOSED DOORS

Nil

15. CLOSURE OF THE MEETING

There being no further business, the Presiding Member closed the meeting at 4:28pm.

7.2.Receipt of Minutes

7.2.1. Audit, Risk and Improvement Committee Meeting – 18 June 2026

Minutes of the Shire of Wyalkatchem Audit, Risk and Improvement Committee Meeting held on Thursday 18 June 2026. (Attachment 7.2.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION:

That the minutes of the Shire of Wyalkatchem Audit, Risk and Improvement Committee Meeting of Thursday 18 June 2026 (Attachment 7.2.1) be received by the Council.

8. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

9. MATTERS FOR WHICH THE MEETING MAY BE CLOSED



Shire of Wyalkatchem Audit, Risk and Improvement Committee (ARIC)

Minutes

**held on Thursday 18 June 2026,
commencing at 3.05pm in the Council Chambers,
Honour Avenue, Wyalkatchem**

Regulation 16 of the Local Government (Audit) Regulations 1996 states that:

“An audit committee —

a) is to provide guidance and assistance to the local government —

- i. as to the carrying out of its functions in relation to audits carried out under Part 7 of the Act; and*
- ii. as to the development of a process to be used to select and appoint a person to be an auditor; and*

b) may provide guidance and assistance to the local government as to —

- i. matters to be audited; and*
- ii. the scope of audits; and*
- iii. its functions under Part 6 of the Act; and*
- iv. the carrying out of its functions relating to other audits and other matters related to financial management; and*

c) is to review a report given to it by the CEO under regulation 17(3) (the CEO’s report) and is to —

- i. report to the council the results of that review; and*
- ii. give a copy of the CEO’s report to the council.”*

Preface

When the Chief Executive Officer approved these Minutes for distribution they are in essence “*Unconfirmed*” until the following Ordinary Meeting of Council, where the minutes will be confirmed subject to any amendments.

The “*Confirmed*” Minutes are then signed off by the Presiding Member.

Unconfirmed Minutes

These unconfirmed minutes were approved for distribution on the 23 June 2026.

A handwritten signature in black ink, appearing to be 'Tom Kettle', with a long horizontal stroke extending to the right.

Tom Kettle
Chief Executive Officer

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1. DECLARATION OF OPENING

The Presiding Member, Renata Paliskis declared the meeting open at 3:05pm.

2. PUBLIC QUESTION TIME

Public question time opened at 3:05pm.

There were no members of the public.

Public question time closed at 3:05pm

3. ATTENDANCE /APOLOGIES/LEAVE OF ABSENCE

3.1 Attendance

Renata Paliskis

Independent Presiding Member

Cr Mischa Stratford

Cr Christopher Loton

Cr Rod Lawson Kerr

Cr Justin Begley

Tom Kettle

Chief Executive Officer

Claire Trenorden

Manager Corporate Services

3.2 Apologies

Nil

3.3 Leave of Absence

Nil

4. DECLARATIONS OF INTEREST

Nil

5. ANNOUNCEMENT BY THE PRESIDING PERSON WITHOUT DISCUSSIONS

The Presiding Member said thank you for selecting her for this position, she hopes to be able to serve it as well as possible and that she welcomes feedback to make improvement as time goes on.

6. CONFIRMATION AND RECEIPT OF MINUTES

6.1. CONFIRMATION OF MINUTES

6.1.1. AUDIT AND RISK COMMITTEE MEETING – 16 APRIL 2026

Minutes of the Shire of Wyalkatchem Audit and Risk Committee
Meeting held on Thursday 16 April 2026. (Attachment 6.1.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COMMITTEE RESOLUTION:

(03/2026) Moved: Cr Stratford Seconded: Cr Begley

*That the minutes of the Shire of Wyalkatchem Audit and Risk
Committee Meeting held on Thursday 16 April (Attachment 6.1.1)
be confirmed as a true and correct record.*

CARRIED 5/0

***Voted for: Presiding Member Paliskis , Cr Stratford, Cr Begley, Cr Loton,
Cr Lawson Kerr***

7. MATTERS REQUIRING A COMMITTEE DECISION

7.1.CORPORATE SERVICES REPORTS

7.1.1. AUDIT, RISK AND IMPROVEMENT COMMITTEE WORK PLAN 2026/27

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	18 June 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	12.10.02
Attachment Reference:	Attachment 7.1.1 – 2026 Workplan

PURPOSE:

To consider the adoption of the proposed Work Plan for 2026/27 as shown below.

DETAIL:

The Audit, Risk and Improvement Committee (ARIC) was established at the 21 May 2026 Ordinary Council Meeting to reflect recent legislative reforms introduced under the Local Government Amendment Act 2024. Updates to the ARIC Terms of Reference were considered at the 16 April 2026 Audit and Risk Committee to implement the legislative reforms and will be confirmed at the 18 June 2026 Ordinary Council Meeting.

The key amendments include the implementation of a work plan to guide undertaking of tasks and responsibilities for the calendar year and an update of the definition of the oversight responsibilities including improvement, risk management, internal control, external audit, financial reporting and compliance.

The proposed Annual Work Plan has been prepared to guide the ARIC to effectively fulfil its functions, roles and responsibilities, in accordance with the Committee's recently adopted Terms of Reference.

The Work Plan is an evolving document and will be updated as required to reflect new items identified for Committee consideration.

The proposal is to adopt the Work Plan for the remainder of the 2026 calendar year before adopting a 2027 Work Plan at the 17 December 2026 ARIC meeting. The 2026 and 2027 Work Plans are outlined below to provide a clear roadmap for completion of the ARIC's priorities.

Proposed Work Plan – 2026 Calendar Year

Task	Jun	Sept	Dec
Adopt 2026 Annual Work Plan			
Risk Management Policy Review			
Risk Register Review			
Compliance Audit Return			
Interim Audited Financial Statements			
Annual Audited Financial Statements			
Regulation 5 and 17			
Adopt 2027 Annual Work Plan			

Draft Work Plan – 2027 Calendar Year

Task	Mar	Jun	Sept	Dec
Risk Register Review				
Business Continuity Plan Review				
Compliance Audit Return				
Interim Audited Financial Statements				
Annual Audited Financial Statements				
Adopt 2028 Annual Work Plan				

STATUTORY ENVIRONMENT:

Section 7 of the *Local Government Act 1995*, an Audit Committee must be established to provide guidance and assistance to the local government.

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are no financial implications in relation to this item.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

VOTING REQUIREMENTS:

Simple majority

OFFICER RECOMMENDATION/COMMITTEE RESOLUTION:

(04/2026) Moved: Cr Stratford Seconded: Cr Lawson Kerr
That the Audit, Risk and Improvement Committee adopt the 2026 Calendar Year Work Plan per attachment 1.

CARRIED 5/0

***Voted for: Presiding Member Paliskis, Cr Stratford, Cr Begley, Cr Loton,
Cr Lawson Kerr***

8. CLOSURE OF THE MEETING

There being no further business the Presiding Member, Renata Paliskis closed the meeting at 3.13pm.

10. REPORTS

10.1. CORPORATE AND COMMUNITY SERVICES

10.1.1. ACCOUNTS FOR PAYMENT – JUNE 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	8 July 2026
Reporting Officer:	Claire Trenorden, Manager Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	12.10.02
Attachment Reference:	Attachment 10.1.1 – Accounts for payment – June 2026

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorse the total payments for the month of June 2026 being \$435,065.27 which comprised of:

- 1. Cheque payments in the Municipal Fund totalling \$0.00;*
- 2. Electronic Funds Transfer (EFT) payments in the Municipal Fund totalling \$386,962.50; and*
- 3. Direct Debit (DD) payments in the Municipal Fund totalling \$48,102.77.*

SUMMARY

To provide the Council with a list of accounts paid by the Chief Executive Officer in accordance with delegated authority and for the Council to endorse the payments made for the prior month.

BACKGROUND

The *Local Government (Financial Management) Regulations 1996, s13(1)*, requires that if a local government has delegated to the CEO its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing all payments since the last such list was prepared.

The council has delegated to the CEO (delegation number 1.2.25) the power to make payments from the municipal fund or trust fund.

COMMENT

The payment listing for June 2026 is presented to the Council for their endorsement.

Bank Account	Payment Type	Last Number	First Number in the report
Municipal	Cheque	0	0
Municipal and Trust	EFT	EFT5371	EFT5296
Reserves	EFT	EFT	No Payments
DD	DD	DD4349.1	DD4320.1

STATUTORY ENVIRONMENT

Local Government (Financial Management) Regulations, s.13.1

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

Expenditure in accordance with the 2025/26 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

Payment Listing June 2026

Chq/EFT	Date	Name	Amount	Bank	Type
EFT5296	08/06/2026	Lo-Go Appointments(Helene Pty Ltd)	-2138.18	1	CSH
EFT5297	08/06/2026	Perfect Computer Solutions Pty Ltd	-85.00	1	CSH
EFT5298	08/06/2026	Mischa Stratford	-4002.00	1	CSH
EFT5299	08/06/2026	Rylan Pty Ltd Atf The Moorcroft Family Trust	-7992.60	1	CSH
EFT5300	08/06/2026	Christy Petchell	-6667.50	1	CSH
EFT5301	08/06/2026	Chistopher John Loton	-3114.00	1	CSH
EFT5302	08/06/2026	Tracy L Dickson	-3114.00	1	CSH
EFT5303	08/06/2026	GPW Group Pty Ltd	-3448.50	1	CSH
EFT5304	08/06/2026	Justin G Begley	-3114.00	1	CSH
EFT5305	08/06/2026	Roderick C Lawson Kerr	-3114.00	1	CSH
EFT5306	08/06/2026	Total Tools Midland Pty Ltd	-1439.75	1	CSH
EFT5307	08/06/2026	Wyalkatchem Tyres & Traders	-2540.56	1	CSH
EFT5308	08/06/2026	Kora David Tahana	-3800.00	1	CSH
EFT5309	08/06/2026	West Coast Concrete Resurfacing	-5148.00	1	CSH
EFT5310	08/06/2026	Stephen John Gamble	-3114.00	1	CSH
EFT5311	08/06/2026	Dunnings	-6231.11	1	CSH
EFT5312	08/06/2026	Nutrien Ag Solutions Ltd	-481.46	1	CSH
EFT5313	08/06/2026	WCS Concrete Pty Ltd	-4918.10	1	CSH
EFT5314	10/06/2026	Lo-Go Appointments(Helene Pty Ltd)	-2138.18	1	CSH
EFT5315	10/06/2026	Perfect Computer Solutions Pty Ltd	-1439.50	1	CSH
EFT5316	10/06/2026	R.B. Motors	-120.05	1	CSH
EFT5317	10/06/2026	Shred-X Pty Ltd	-78.01	1	CSH
EFT5318	10/06/2026	LG Best Practices	-2948.00	1	CSH
EFT5319	10/06/2026	Wyalkatchem Lock & Key	-112.50	1	CSH
EFT5320	10/06/2026	Rural Infrastructure services	-22830.78	1	CSH
EFT5321	10/06/2026	LG Consulting Solutions	-474.38	1	CSH
EFT5322	10/06/2026	Fire Shield Services	-302.50	1	CSH
EFT5323	10/06/2026	Shire of Wongan-Ballidu	-10083.34	1	CSH
EFT5324	10/06/2026	Eftsure Pty Ltd	-7754.08	1	CSH
EFT5325	10/06/2026	Carrington's Traffic Services	-17826.50	1	CSH
EFT5326	10/06/2026	Harley Dykstra Pty Ltd	-10010.00	1	CSH
EFT5327	10/06/2026	Kora David Tahana	-9500.00	1	CSH
EFT5328	10/06/2026	Dec Contracting Pty Ltd	-24440.41	1	CSH
EFT5329	10/06/2026	JC Asphalt Services Pty Ltd	-20306.00	1	CSH
EFT5330	10/06/2026	Tania Eileen Ratima	-776.07	1	CSH
EFT5331	10/06/2026	Australia Post	-42.00	1	CSH
EFT5332	10/06/2026	BOC Gases	-114.51	1	CSH
EFT5333	10/06/2026	WA Contract Ranger Services	-759.00	1	CSH
EFT5334	10/06/2026	Wyalkatchem Community Resource Centre	-2464.68	1	CSH
EFT5335	26/06/2026	McLeods Law Practice TRUST Account	-43181.82	1	CSH
EFT5336	30/06/2026	Lo-Go Appointments(Helene Pty Ltd)	-2993.45	1	CSH
EFT5337	30/06/2026	Perfect Computer Solutions Pty Ltd	-170.00	1	CSH
EFT5338	30/06/2026	Wyalkatchem General Store	-461.14	1	CSH
EFT5339	30/06/2026	Officeworks	-127.95	1	CSH
EFT5340	30/06/2026	Shire of Chittering	-476.85	1	CSH
EFT5341	30/06/2026	Five Rivers Plumbing and Gas	-4618.33	1	CSH
EFT5342	30/06/2026	Dalwallinu Concrete Pty Ltd/as Dallcon	-19363.65	1	CSH
EFT5343	30/06/2026	Blue Diamond Machinery pty Ltd	-5500.00	1	CSH
EFT5344	30/06/2026	Infinitum Technologies Pty LTD	-355.33	1	CSH
EFT5345	30/06/2026	CARR'S MECHANICAL REPAIRS Pty Ltd	-381.15	1	CSH
EFT5346	30/06/2026	Wyalkatchem Community Club Inc	-284.00	1	CSH
EFT5347	30/06/2026	Kiara Collins	-124.40	1	CSH
EFT5348	30/06/2026	Wyalkatchem Tyres & Traders	-4636.62	1	CSH

Chq/EFT	Date	Name	Amount	Bank	Type
EFT5349	30/06/2026	CSSTECH	-146.36	1	CSH
EFT5350	30/06/2026	Sandra Christie	-150.45	1	CSH
EFT5351	30/06/2026	Localise Pty Ltd	-6963.97	1	CSH
EFT5352	30/06/2026	Tom Rhys Kettle	-67.00	1	CSH
EFT5353	30/06/2026	Shire Of Nungarin	-1457.50	1	CSH
EFT5354	30/06/2026	Cosmic Cowgirl Communications	-4480.00	1	CSH
EFT5355	30/06/2026	Deb Wild	-250.00	1	CSH
EFT5356	30/06/2026	Aldo Lamas	-40.00	1	CSH
EFT5357	30/06/2026	Avon Valley Toyota	-25072.20	1	CSH
EFT5358	30/06/2026	Avon Waste	-5504.89	1	CSH
EFT5359	30/06/2026	Bunnings Midland	-1739.64	1	CSH
EFT5360	30/06/2026	Burgess Rawson (wa) Pty Ltd	-728.91	1	CSH
EFT5361	30/06/2026	Team Global Express Pty Ltd	-927.86	1	CSH
EFT5362	30/06/2026	Cutting Edges Equipment Parts Pty Ltd	-4672.80	1	CSH
EFT5363	30/06/2026	Wyalkatchem Electrical Services	-1078.00	1	CSH
EFT5364	30/06/2026	Dunnings	-16539.16	1	CSH
EFT5365	30/06/2026	Elders	-1271.20	1	CSH
EFT5366	30/06/2026	Landgate	-5340.86	1	CSH
EFT5367	30/06/2026	LGIS Insurance Broking (JLT Risk Solutions Pty Ltd)	-4059.00	1	CSH
EFT5368	30/06/2026	MetroCount	-22033.00	1	CSH
EFT5369	30/06/2026	Petchell Mechanical	-1503.76	1	CSH
EFT5370	30/06/2026	WA Contract Ranger Services	-1265.00	1	CSH
EFT5371	30/06/2026	Wyalkatchem Community Resource Centre	-13.00	1	CSH
Total EFT			-386,962.50		
804	01/06/2026	NAB	-29.74	1	FEE
804	30/06/2026	NAB	-16.00	1	FEE
804	30/06/2026	NAB	-138.84	1	FEE
DD4320.1	02/06/2026	Superannuation	-7446.76	1	CSH
DD4322.1	02/06/2026	Crisp Wireless	-625.90	1	CSH
DD4322.2	04/06/2026	Synergy	-133.13	1	CSH
DD4322.3	08/06/2026	Telstra	-103.94	1	CSH
DD4322.4	11/06/2026	Synergy	-567.88	1	CSH
DD4333.1	03/06/2026	NAB	-3057.49	1	CSH
DD4336.1	16/06/2026	Superannuation	-8593.72	1	CSH
DD4338.1	27/06/2026	Supagas Pty Limited	-99.00	1	CSH
DD4338.2	29/06/2026	Water Corporation.	-6034.65	1	CSH
DD4338.3	30/06/2026	Synergy	-1644.26	1	CSH
DD4338.4	21/06/2026	Telstra	-322.60	1	CSH
DD4338.5	25/06/2026	Synergy	-2999.72	1	CSH
DD4338.6	17/06/2026	Synergy	-7529.53	1	CSH
DD4338.7	26/06/2026	Synergy	-179.71	1	CSH
DD4338.8	18/06/2026	Synergy	-852.01	1	CSH
DD4338.9	22/06/2026	Synergy	-60.08	1	CSH
DD4338.10	22/06/2026	BP Australia Pty Ltd	-56.76	1	CSH
DD4345.1	26/06/2026	Synergy	124.01	1	CSH
DD4346.1	30/06/2026	Department of Transport	-482.90	1	CSH
DD4349.1	30/06/2026	Superannuation	-7252.16	1	CSH
Total DD			-48,102.77		
Total Payments June 2026			-435,065.27		

10.1.2. ACCOUNTS FOR PAYMENT – CREDIT CARDS – MAY 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	8 July 2026
Reporting Officer:	Glenn Bradley, Finance Officer
Disclosure of Interest:	No interest to disclose
File Number:	File Ref: 12.10.02
Attachment Reference:	Attachment 10.1.2 – Credit Card – May 2026

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council endorse credit card payments for the period 29 April 2026 to 28 May 2026, totalling \$3,057.49 (refer to attachment 10.1.2).

BACKGROUND

Council governance procedures require the endorsement of credit card payments at each OMC. The attached credit card payment report has been reviewed by the Manager of Corporate Services and the CEO.

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 6 – Financial Management s.6.4

Local Government (Financial Management) Regulations 1996, R34

POLICY IMPLICATIONS

Policy Number 2.1 – Purchasing Policy.

Policy Number 2.3 – Credit Card Policy.

FINANCIAL IMPLICATIONS

Nil. Reported expenditure is assessed by management as being consistent with the 2025/2026 Annual Budget.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management



SHIRE OF WYALKATCHEM
NAB BUSINESS VISA
PAYMENTS OF ACCOUNTS BY CREDIT CARD
FOR THE STATEMENT PERIOD: 29 April 2026 to 28 May 2026

DATE	PAYEE	DESCRIPTION	AMOUNT
CARD NUMBER 4557-XXXX-XXXX-0623			
05-May-26	EXPRESS ONLINE TRAINING	White card for Lee	\$ 73.91
07-May-26	SOUNDBAY	DAYCARE Keyboard with stand and cover, freight	\$ 896.00
08-May-26	TRANSPORT WA	1UCH107 Vehicle Transfer Fee	\$ 20.50
08-May-26	TRANSPORT WA	WM136 License Renewal 12 Months	\$ 436.15
08-May-26	DUNNINGS WYALKATCHEM	MEMBERS Refreshments for Council	\$ 149.60
20-May-26	JAMF SOFTWARE	INFORMATION TECHNOLOGY JAMF Subscription	\$ 34.93
21-May-26	KMART ONLINE	RAILWAY BARRACKS Kitchen utensils, pots and pans	\$ 155.00
22-May-26	DUNNINGS WYALKATCHEM	MEMBERS Refreshments for Council	\$ 79.60
26-May-26	NETWORK SAFETY	ADMIN Training course for Manager of Works	\$ 60.00
26-May-26	SWAN RIVER HOTEL	ADMIN ACCOMODATION for Christie	\$ 213.85
27-May-26	VACUUM SPARES	RECREATION CENTRE, RAILWAY BARRACKS, TERMINAL BUILDING Vacuum Cleaners	\$ 928.95
28-May-26	NAB BANK	Card Fees and Bank Charge	\$ 9.00
TOTAL CREDIT CARD PAYMENTS			\$ 3,057.49

I, Glenn Bradly, have reviewed the credit card payments and confirm that from the descriptions on the documentation provide that;

- all transactions are expenses incurred by the Shire of Wyalkatchem;
- all purchases have been made in accordance with the Shire of Wyalkatchem policies and procedures;
- all purchases are in accordance with the Local Government Act 1995 and associated regulations;
- no misuse of the corporate credit card is evident

Glenn Bradly

10.1.3. MONTHLY FINANCIAL REPORTS – JUNE 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	8 July 2026
Reporting Officer:	Claire Trenorden, Manager Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	25.08
Attachment Reference:	Attachment 10.1.3 – Monthly Financial Report June 2026

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council accepts the Statements of Financial Activity for the month ending 30 June 2026 (refer attachment 10.1.3).

BACKGROUND

The *Local Government (Financial Management) Regulation 34* requires a local government to prepare a monthly financial statement that reports on actual revenue and expenditure against the annual budget prepared under regulation 22(1) (d).

Council has adopted a material variance on 10% or \$10,000 whichever is the greater.

COMMENT

The attached reports include:

- Statement of Financial Activity by Program (p.3)
- Statement of Financial Activity by Nature and Type (p.4)

The statements provide details of the Shire's operations on an actual year to date basis.

These statements and Notes 1 (p.5) and 2 (p.6) are statutory requirements and must be presented to Council.

The remaining notes all relate to the Statements of Financial Activity.

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 6 – Financial Management S6.4

Local Government (Financial Management) Regulations, R34

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

June 2026

Total Cash Available as at 30 June 2026 is \$6,553,712;

- cash available is made up of unrestricted cash \$2,779,339 (42.41%) and
- restricted cash \$3,754,373 (57.29%).

Rates Debtors balance as at 30 June 2026 is \$85,322 and Rates Notices for 2025-26 were issued in August 2025. Rates collected as at end of June were \$1,517,259 - 91%.

June 2026:

Operating Revenue – Operating revenue of \$5,918,125 is made up of Rates - 26%, Grants - 63%, Fees and Charges - 4%, Interest – 3%, Profit on asset disposals – 2% and other – 2%.

Operating Expenses – Operating expenses of \$5,974,496 is made of Employee Costs – 26%, Materials and Contracts – 24%, Depreciation – 42%, Insurance – 4%, Utility – 3% and other – 1%.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance
11.3	Ongoing long term financial planning and transparent financial management

SHIRE OF WYALKATCHEM

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 WYALKATCHEM
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2026

	Updated Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
Note	(a) \$	(b) \$	(c) \$	(c) - (b) \$	((c) - (b))/(b) %	
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	1,560,792	1,560,792	1,560,951	159	0.01%	
Rates excluding general rates	10,496	10,496	10,496	0	0.00%	
Grants, subsidies and contributions	1,546,991	1,546,991	3,707,983	2,160,992	139.69%	▲
Fees and charges	241,477	241,477	250,065	8,588	3.56%	
Interest revenue	161,521	161,521	180,498	18,977	11.75%	▲
Other revenue	59,555	59,555	89,837	30,282	50.85%	▲
Profit on asset disposals	98,364	98,364	118,295	19,931	20.26%	▲
	3,679,196	3,679,196	5,918,125	2,238,929	60.85%	
Expenditure from operating activities						
Employee costs	(1,725,888)	(1,725,888)	(1,569,826)	156,062	9.04%	
Materials and contracts	(1,968,732)	(1,968,732)	(1,417,210)	551,522	28.01%	▲
Utility charges	(197,201)	(197,201)	(191,867)	5,334	2.70%	
Depreciation	(2,629,396)	(2,629,396)	(2,494,007)	135,389	5.15%	
Finance costs	(15,520)	(15,520)	(15,520)	0	0.00%	
Insurance	(231,235)	(231,235)	(232,811)	(1,576)	(0.68%)	
Other expenditure	(54,592)	(54,592)	(53,255)	1,337	2.45%	
	(6,822,564)	(6,822,564)	(5,974,496)	848,068	12.43%	
Non cash amounts excluded from operating activities	2(c) 2,534,850	2,534,850	2,375,712	(159,138)	(6.28%)	
Amount attributable to operating activities	(608,518)	(608,518)	2,319,341	2,927,859	481.15%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	2,139,650	2,139,650	1,822,971	(316,679)	(14.80%)	▼
Proceeds from disposal of assets	184,454	184,454	183,182	(1,272)	(0.69%)	
	2,324,104	2,324,104	2,006,153	(317,951)	(13.68%)	
Outflows from investing activities						
Acquisition of property, plant and equipment	(589,895)	(589,895)	(543,226)	46,669	7.91%	
Acquisition of infrastructure	(2,367,589)	(2,367,589)	(2,264,790)	102,799	4.34%	
	(2,957,484)	(2,957,484)	(2,808,016)	149,468	5.05%	
Amount attributable to investing activities	(633,380)	(633,380)	(801,863)	(168,483)	(26.60%)	
FINANCING ACTIVITIES						
Inflows from financing activities						
Transfer from reserves	38,477	38,477	38,477	0	0.00%	
	38,477	38,477	38,477	0	0.00%	
Outflows from financing activities						
Repayment of borrowings	(76,646)	(76,646)	(76,646)	0	0.00%	
Transfer to reserves	(240,000)	(240,000)	(257,991)	(17,991)	(7.50%)	
	(316,646)	(316,646)	(334,637)	(17,991)	(5.68%)	
Amount attributable to financing activities	(278,169)	(278,169)	(296,160)	(17,991)	(6.47%)	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 1,509,342	1,509,342	1,513,140	3,798	0.25%	
Amount attributable to operating activities	(608,518)	(608,518)	2,319,341	2,927,859	481.15%	▲
Amount attributable to investing activities	(633,380)	(633,380)	(801,863)	(168,483)	(26.60%)	▼
Amount attributable to financing activities	(278,169)	(278,169)	(296,160)	(17,991)	(6.47%)	
Surplus or deficit after imposition of general rates	(10,725)	(10,725)	2,734,459	2,745,184	25596.12%	▲

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.

SHIRE OF WYALKATCHEM
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	2,233,478	2,799,339
Trade and other receivables	548,314	143,990
Other financial assets	3,534,858	3,754,372
Inventories	14,443	17,857
TOTAL CURRENT ASSETS	6,331,093	6,715,558
NON-CURRENT ASSETS		
Trade and other receivables	37,537	37,537
Other financial assets	59,715	59,715
Property, plant and equipment	13,292,499	13,233,206
Infrastructure	55,213,619	55,522,122
TOTAL NON-CURRENT ASSETS	68,603,370	68,852,580
TOTAL ASSETS	74,934,463	75,568,138
CURRENT LIABILITIES		
Trade and other payables	1,194,809	138,442
Borrowings	76,646	0
Employee related provisions	88,285	88,285
TOTAL CURRENT LIABILITIES	1,359,740	226,727
NON-CURRENT LIABILITIES		
Borrowings	338,154	338,154
Employee related provisions	55,123	55,123
TOTAL NON-CURRENT LIABILITIES	393,277	393,277
TOTAL LIABILITIES	1,753,017	620,004
NET ASSETS	73,181,446	74,948,134
EQUITY		
Retained surplus	24,291,917	25,839,093
Reserve accounts	3,534,859	3,754,371
Revaluation surplus	45,354,670	45,354,670
TOTAL EQUITY	73,181,446	74,948,134

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

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 01 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 POLICES

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 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 effect 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 WYALKATCHEM
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

Current assets

Cash and cash equivalents
Trade and other receivables
Other financial assets
Inventories

Less: current liabilities

Trade and other payables
Borrowings
Employee related provisions

Net current assets

Less: Total adjustments to net current assets

Closing funding surplus / (deficit)

Note	Updated Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 June 2026
	\$	\$	\$
	2,233,478	2,233,478	2,799,339
	593,031	548,314	143,990
	3,534,859	3,534,858	3,754,372
	14,444	14,443	17,857
	6,375,812	6,331,093	6,715,558
	(1,239,525)	(1,194,809)	(138,442)
	(76,646)	(76,646)	0
	(92,086)	(88,285)	(88,285)
	(1,408,257)	(1,359,740)	(226,727)
	4,967,555	4,971,353	6,488,831
2(b)	(3,458,213)	(3,458,213)	(3,754,373)
	1,509,342	1,513,140	2,734,459

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets

Less: Reserve accounts
Add: Current liabilities not expected to be cleared at the end of the year
- Current portion of borrowings

Total adjustments to net current assets

	(3,534,859)	(3,534,859)	(3,754,373)
	76,646	76,646	0
2(a)	(3,458,213)	(3,458,213)	(3,754,373)

(c) Non-cash amounts excluded from operating activities

Adjustments to operating activities

Less: Profit on asset disposals
Add: Depreciation

Total non-cash amounts excluded from operating activities

Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 30 June 2026	YTD Actual 30 June 2026
\$	\$	\$
(94,546)	0	(118,295)
2,629,396	2,410,280	2,494,007
2,534,850	2,410,280	2,375,712

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 WYALKATCHEM
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 \$10,000 and 10.00% whichever is the greater.

Description	Var. \$ \$	Var. % %	
Revenue from operating activities			
Grants, subsidies and contributions	2,160,992	139.69%	▲
Financial Assistance Grants were pre-paid for 2026/27 approximately 80% - \$2,169,255.		Permanent	
Interest revenue	18,977	11.75%	▲
Interest on the Reserve Term Deposit was slightly higher than what was estimated in the Budget.		Permanent	
Other revenue	30,282	50.85%	▲
Insurance claim for the rubbish tip cameras		Permanent	
Profit on asset disposals	19,931	20.26%	▲
Trade in prices on some of the light vehicles were higher than estimated.		Permanent	
Expenditure from operating activities			
Materials and contracts	551,522	28.01%	▲
There is still a number of year end adjustments required and this figure will change to be lower.		Timing	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(316,679)	(14.80%)	▼
Roads 2 Recovery amount was carried over to 2026/27.		Permanent	

SHIRE OF WYALKATCHEM
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 WYALKATCHEM
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$1.51 M	\$1.51 M	\$1.51 M	\$0.00 M
Closing	(\$0.01 M)	(\$0.01 M)	\$2.73 M	\$2.75 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$6.55 M	% of total
Unrestricted Cash	\$2.80 M	42.7%
Restricted Cash	\$3.75 M	57.3%

Refer to 3 - Cash and Financial Assets

Payables	
	\$0.14 M
Trade Payables	\$0.07 M
0 to 30 Days	100.0%
Over 30 Days	0.0%
Over 90 Days	0.0%

Refer to 9 - Payables

Receivables		
	\$0.06 M	% Collected
Rates Receivable	\$0.09 M	91.4%
Trade Receivable	\$0.06 M	% Outstanding
Over 30 Days		98.5%
Over 90 Days		86.6%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.61 M)	(\$0.61 M)	\$2.32 M	\$2.93 M

Refer to Statement of Financial Activity

Rates Revenue		
YTD Actual	\$1.56 M	% Variance
YTD Budget	\$1.56 M	0.0%

Grants and Contributions		
YTD Actual	\$3.71 M	% Variance
YTD Budget	\$1.70 M	118.2%

Refer to 12 - Grants and Contributions

Fees and Charges		
YTD Actual	\$0.25 M	% Variance
YTD Budget	\$0.24 M	3.6%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.63 M)	(\$0.63 M)	(\$0.80 M)	(\$0.17 M)

Refer to Statement of Financial Activity

Proceeds on sale		
YTD Actual	\$0.18 M	%
Adopted Budget	\$0.18 M	(0.7%)

Refer to 6 - Disposal of Assets

Asset Acquisition		
YTD Actual	\$2.26 M	% Spent
Adopted Budget	\$2.37 M	(4.3%)

Refer to 5 - Capital Acquisitions

Capital Grants		
YTD Actual	\$1.82 M	% Received
Adopted Budget	\$2.14 M	(14.8%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.28 M)	(\$0.28 M)	(\$0.30 M)	(\$0.02 M)

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	(\$0.08 M)
Interest expense	(\$0.02 M)
Principal due	\$0.34 M

Refer to 10 - Borrowings

Reserves	
Reserves balance	\$3.75 M
Net Movement	\$0.22 M

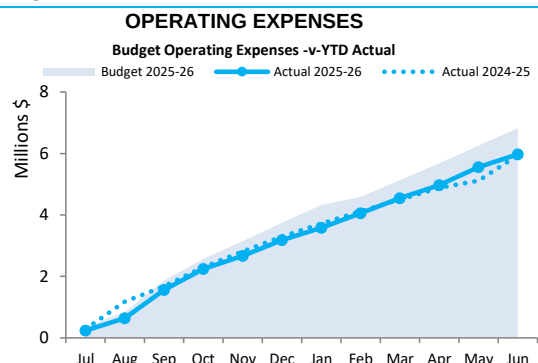
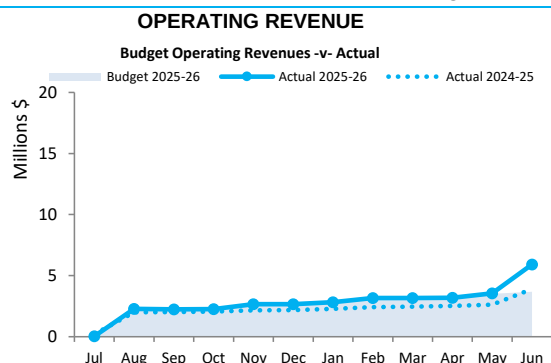
Refer to 4 - Cash Reserves

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

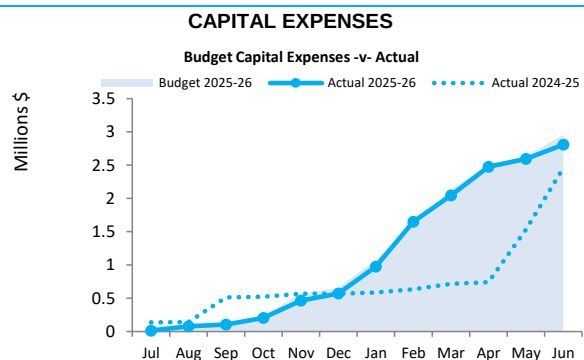
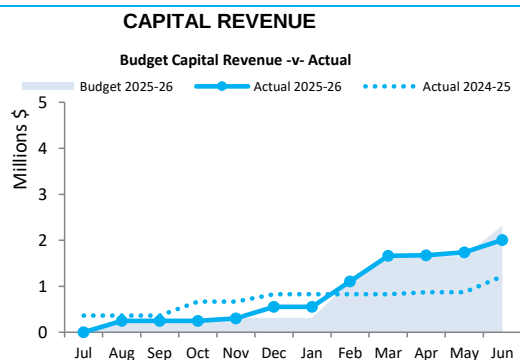
SHIRE OF WYALKATCHEM
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

2 KEY INFORMATION - GRAPHICAL

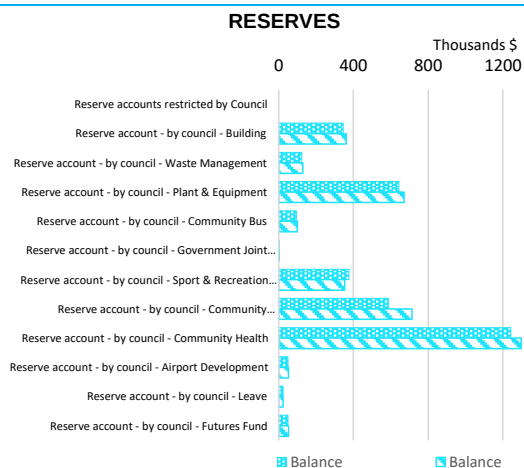
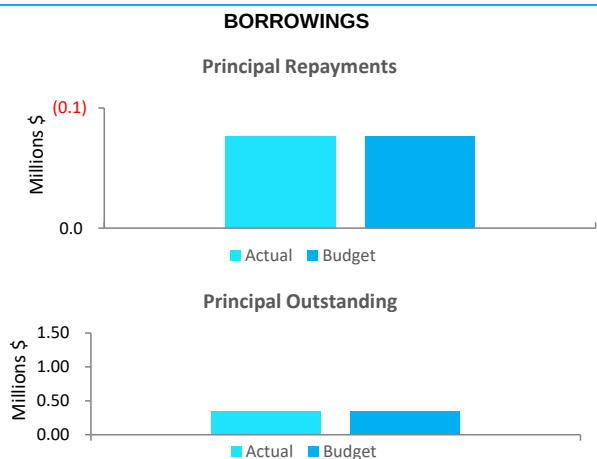
OPERATING ACTIVITIES



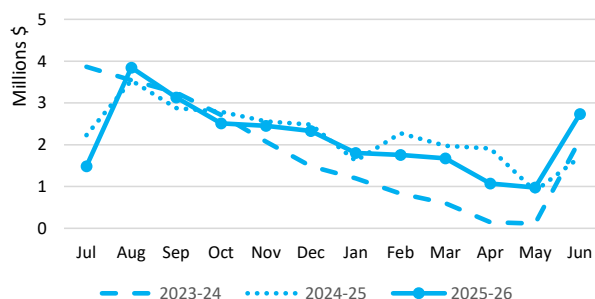
INVESTING ACTIVITIES



FINANCING ACTIVITIES



Closing funding surplus / (deficit)



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

3 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Reserve Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Municipal Bank Account	Cash and cash equivalents	2,799,139	0	2,799,139	0			At call
Reserve Investment Account	Financial assets at amortised cost	0	3,754,373	3,754,373	0	BOQ	5.20%	Jan-27
Petty Cash		200	0	200	0			
Total		2,799,339	3,754,373	6,553,712	0			
Comprising								
Cash and cash equivalents		2,799,339	(1)	2,799,339	0			
Financial assets at amortised cost - Term Deposits		0	3,754,373	3,754,373	0			
		2,799,339	3,754,372	6,553,712	0			

KEY INFORMATION

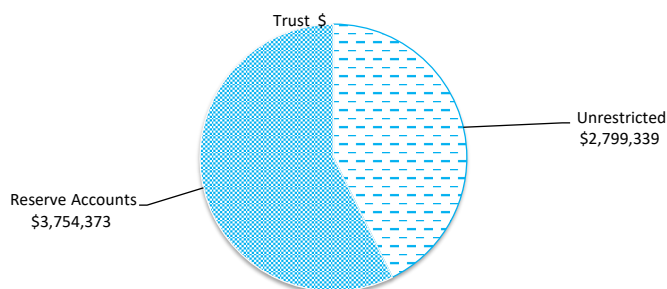
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of 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 WYALKATCHEM
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 JUNE 2026

4 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by Council								
Reserve account - by council - Building	345,388	14,021	0	359,409	345,388	15,437	0	360,825
Reserve account - by council - Waste Management	123,541	4,711	0	128,252	123,541	5,522	0	129,063
Reserve account - by council - Plant & Equipment	643,080	28,722	0	671,802	643,080	28,742	0	671,822
Reserve account - by council - Community Bus	95,185	3,630	0	98,815	95,185	4,254	0	99,439
Reserve account - by council - Government Joint Venture Housing	13	0	0	13	13	1	0	14
Reserve account - by council - Sport & Recreation Facilities	375,259	14,309	(38,477)	351,091	375,259	16,772	(38,477)	353,554
Reserve account - by council - Community Development	587,465	122,401	0	709,866	587,465	126,257	0	713,722
Reserve account - by council - Community Health	1,242,319	47,372	0	1,289,691	1,242,319	55,526	0	1,297,845
Reserve account - by council - Airport Development	49,718	1,896	0	51,614	49,718	2,222	0	51,940
Reserve account - by council - Leave	22,891	873	0	23,764	22,891	1,023	0	23,914
Reserve account - by council - Futures Fund	50,000	2,065	0	52,065	50,000	2,235	0	52,235
	3,534,859	240,000	(38,477)	3,736,382	3,534,859	257,991	(38,477)	3,754,373

5 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land	40,000	40,000	53,650	13,650
Buildings	42,600	42,600	15,600	(27,000)
Furniture and equipment	68,775	68,775	53,392	(15,383)
Plant and equipment	438,520	438,520	420,584	(17,936)
Acquisition of property, plant and equipment	589,895	589,895	543,226	(46,669)
Infrastructure - roads	2,012,502	2,012,502	1,976,623	(35,879)
Infrastructure - drainage	65,000	65,000	67,388	2,388
Infrastructure - footpaths	42,525	42,525	42,925	400
Infrastructure - other	247,562	247,562	177,854	(69,708)
Acquisition of infrastructure	2,367,589	2,367,589	2,264,790	(102,799)
Total capital acquisitions	2,957,484	2,957,484	2,808,016	(149,468)
Capital Acquisitions Funded By:				
Capital grants and contributions	2,139,650	1,513,693	1,822,971	309,278
Other (disposals & C/Fwd)	184,454	184,454	183,182	(1,272)
Reserve accounts				
Reserve account - by council - Sport & Recreation Facilities	38,477		38,477	38,477
Contribution - operations	594,903	1,259,337	763,386	(495,951)
Capital funding total	2,957,484	2,957,484	2,808,016	(149,468)

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

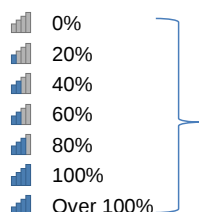
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

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.

5 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators

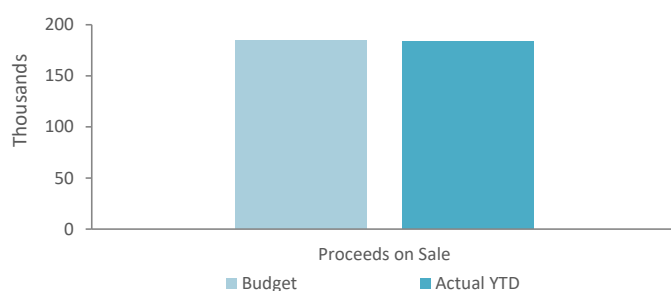


Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

		Updated		YTD Actual	Variance (Under)/Over
Account Description		Budget	YTD Budget		
		\$	\$	\$	\$
Land & Buildings					0
	Purchase/transfer of land from WAPOL	40,000	40,000	53,650	(13,650)
	NAB Bank	27,000	27,000	0	27,000
	CRC airconditioner	15,600	15,600	15,600	0
Furniture & Equipment					0
	Councillor Surface Pro's	14,000	14,000	8,875	5,125
	Upgrade Chambers recording equipment	10,000	10,000	0	10,000
	Shire Server replacement	31,275	31,275	34,199	(2,924)
	Staff computer/laptop replacement x 7	13,500	13,500	10,318	3,182
Plant & Equipment					0
	Works Manager Ute	58,914	58,914	58,915	(1)
	WM00 Ford Everest (carried over)	77,000	77,000	77,440	(440)
	Admin vehicle	43,395	43,395	37,609	5,786
	Doctor vehicle	43,395	43,395	48,247	(4,852)
	Team leader - Roads ute	54,115	54,115	54,115	0
	Town space cab tipping tray ute	45,801	45,801	45,801	0
	Skid steer rake bucket	4,375	4,375	4,375	0
	Spray unit	5,500	5,500	4,482	1,018
	Slasher	7,290	7,290	7,290	0
	Mobile evaporative air cooler	9,960	9,960	9,960	0
	Recreation Centre generator	48,775	48,775	33,550	15,225
	Admin Office generator	20,000	20,000	19,400	600
	Medical Centre generator	20,000	20,000	19,400	600
Infrastructure - Roads					0
	Roads 2 Recovery program 25/26	366,409	366,409	295,061	71,348
	Wyalkatchem North Road	606,933	606,933	613,600	(6,667)
	Cemetery Road	385,189	385,189	385,817	(628)
	Cunderdin Wyalkatchem Road	540,000	540,000	539,806	194
	Wyalkatchem Koorda Road	113,971	113,971	142,339	(28,368)
Infrastructure - Drainage					0
	Culverts x 4 - McNee and Parson Rd	40,000	40,000	32,076	7,924
	Floodway Lackman Rd	25,000	25,000	35,312	(10,312)
Infrastructure - Footpaths					0
	Footpath - Honour Ave and Flint St from Town Hall and along front of Men's Shed to Gamble St	42,525	42,525	42,925	(400)
Infrastructure - Other					0
	Swimming Pool	105,893	105,893	109,996	(4,103)
	Wheatbelt Way Rail Trail	76,310	76,310	5,075	71,235
	Practice Cricket Wicket	65,359	65,359	62,783	2,576
		2,957,484	2,957,484	2,808,016	149,468

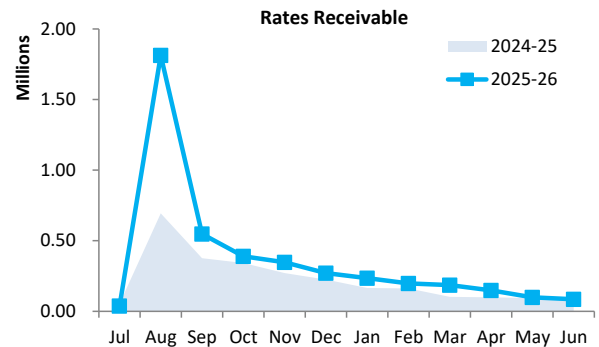
6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Updated Budget				YTD Actual			
		Net Book		Proceeds	Profit (Loss)	Net Book		Profit (Loss)	
		Value				Value			
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
	0001WM Toyota Rav4	0	25,000	25,000	0	0	25,455	25,455	0
	Medical Centre Generator	0	2,000	2,000	0	0	0	0	0
	WM000 Toyota Hilux	34,484	41,818	7,334	0	26,797	41,818	15,021	0
	WM00 Toyota Prado	51,606	63,636	12,030	0	38,089	63,636	25,547	0
	000WM Toyota Kluger	0	15,000	15,000	0	0	17,273	17,273	0
	WM216 Ford Ranger	0	18,182	18,182	0	0	18,182	18,182	0
	WM012 Toyota Hilux	0	16,818	16,818	0	0	16,818	16,818	0
	Admin Generator	0	2,000	2,000	0	0	0	0	0
		86,090	184,454	98,364	0	64,887	183,182	118,296	0



7 RECEIVABLES

Rates receivable	30 June 2025	30 Jun 2026
	\$	\$
Opening arrears previous year	48,331	88,517
Levied this year	1,508,575	1,571,447
Less - collections to date	(1,468,389)	(1,517,259)
Gross rates collectable	88,517	142,705
Allowance for impairment of rates receivable		(57,383)
Net rates collectable	88,517	85,322
% Collected	94.3%	91.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(2,640)	2,781	1,120	0	8,118	9,379
Percentage	(28.1%)	29.7%	11.9%	0.0%	86.6%	
Balance per trial balance						
Trade receivables	(2,640)	2,781	1,120	0	8,118	9,379
GST receivable		49,289				49,289
Total receivables general outstanding						58,668

Amounts shown above include GST (where applicable)

KEY INFORMATION

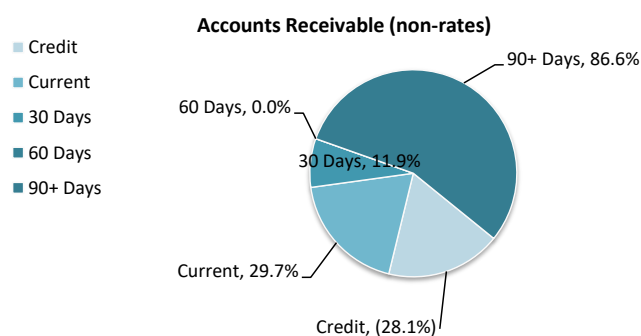
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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.



8 OTHER CURRENT ASSETS

	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 June 2026
Other current assets	\$	\$	\$	\$
Financial assets at amortised cost	3,534,858	257,991	(38,477)	3,754,372
Inventory				
Fuel	14,443	58,394	(54,980)	17,857
Total other current assets	3,549,301	316,385	(93,457)	3,772,229

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.

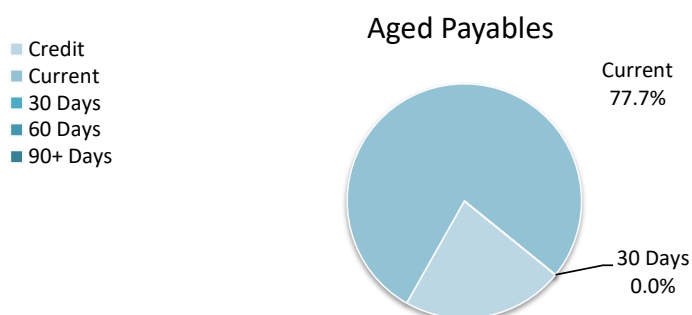
9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	(28,555)	99,209	0	0	0	70,654
Percentage	(40.4%)	140.4%	0.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors	(28,555)	0	0	0	0	70,654
Other payables	0	67,788	0	0	0	67,788
Total payables general outstanding						138,442

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.



10 BORROWINGS

Repayments - borrowings

Information on borrowings		New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Grader purchase	75	414,800	0	0	(76,646)	(76,646)	338,154	338,154	(15,520)	(15,520)
Total		414,800	0	0	(76,646)	(76,646)	338,154	338,154	(15,520)	(15,520)
Current borrowings		76,646					0			
Non-current borrowings		338,154					338,154			
		414,800					338,154			

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.

11 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 current liabilities						
Employee Related Provisions						
Provision for annual leave		92,086	0	0	0	92,086
Provision for long service leave		(3,801)	0	0	0	(3,801)
Total Provisions		88,285	0	0	0	88,285
Total other current liabilities		88,285	0	0	0	88,285

Amounts shown above include GST (where applicable)

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

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.

12 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue					YTD Revenue Actual
	Liability	Increase in	Decrease in	Liability	Current	Adopted	YTD	Annual	Budget	Expected	
	1 July 2025	Liability	Liability	30 Jun 2026	Liability	Budget Revenue	Budget	Budget	Variations		
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies											
GEN PUR - Financial Assistance Grant - General	0	0	0	0	0	916,863	944,097	916,863	27,234	944,097	2,559,670
GEN PUR - Financial Assistance Grant - Roads	0	0	0	0	0	321,309	330,853	321,309	9,544	330,853	884,535
ESL BFB - Operating Grant	0	0	0	0	0	40,000	42,173	40,000	2,173	42,173	42,173
ESL BFB - Admin Fee/Commission	0	0	0	0	0	4,000	4,000	4,000	0	4,000	4,000
ROADM - Direct Road Grant (MRWA)	0	0	0	0	0	164,244	160,647	164,244	(3,597)	160,647	160,647
OTH CUL - Grants - Other Culture	0	0	0	0	0	164,244	160,648	164,244	(3,596)	160,648	3,000
	0	0	0	0	0	1,610,660	1,642,418	1,610,660	31,758	1,642,418	3,654,025
Contributions											
RATES - Reimbursement of Debt Collection Costs				0		0	1,500	0	1,500	1,500	1,503
STF HOUSE - Staff Rental Reimbursements - 2 Slocum St				0		3,300	6,667	3,300	4,700	8,000	0
STF HOUSE - Staff Rental Reimbursements - 22a Flint St				0		2,800	1,587	2,800	(684)	2,116	0
STF HOUSE - Staff Rental Reimbursements - 45 Wilson St				0		2,800	1,867	2,800	0	2,800	0
STF HOUSE - Staff Rental Reimbursements - 53 Piesse St				0		2,800	1,867	2,800	0	2,800	0
OTH HOUSE - Rental Reimbursements - Joint Venture				0		2,811	1,874	2,811	0	2,811	0
ADMIN - Reimbursements				0		0	6,058		6,058	6,058	6,058
POC - Fuel Tax Credits Grant Scheme				0		20,500	17,083	20,500	0	20,500	19,842
SWIM AREAS - Contributions, Donations & Reimbursements				0		0	18,636	0	18,636	18,636	18,636
LIBRARY - Other Grants				0		0	0	0	0	0	3,675
TOUR - Grants				0		0	0	0	0	0	4,245
	0	0	0	0	0	35,011	57,138	35,011	30,210	65,221	53,958
TOTALS	0	0	0	0	0	1,645,671	1,699,556	1,645,671	61,968	1,707,639	3,707,983

13 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue					
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Jun 2026	Current Liability 30 Jun 2026	Adopted Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies											
GEN PUR - Other Grants	0	0	0	0	0	177,657	177,657	177,657	0	177,657	224,972
SWIM AREAS - Grants	0	0	0	0	0	0	0	0	10,725	10,725	10,725
REC - Grants	0	0	0	0	0	0	0	0	0	0	31,329
ROADC - Regional Road Group Grants (MRWA)	0	0	0	0	0	404,622	952,831	404,622	786,417	1,191,039	1,186,222
ROADC - Roads to Recovery Grant	0	0	0	0	0	766,409	383,205	766,409	0	766,409	365,178
	0	0	0	0	0	1,348,688	1,513,693	1,348,688	797,142	2,145,830	1,818,426
Capital contributions											
REC - Non- Operating Contributions				0		0	0	0	0	0	4,545
	0	0	0	0	0	0	0	0	0	0	4,545
TOTALS	0	0	0	0	0	1,348,688	1,513,693	1,348,688	797,142	2,145,830	1,822,971

SHIRE OF WYALKATCHEM
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						(10,725)
Cemetery Road	144/2025	Capital expenses			(128,396)	(139,121)
Cunderdin-Wyalkatchem Road	145/2025	Capital expenses			(180,000)	(319,121)
Cricket practice wicket and nets	149/2025	Capital expenses			(32,679)	(351,800)
				0	(341,075)	(351,800)

10.2. WORKS AND SERVICES

10.2.1. WORKS OFFICER'S REPORT – JULY 2026

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	9 July 2026
Reporting Officer:	Aldo Lamas – Works Manager
Disclosure of Interest:	No interest to disclose
File Number:	13.05
Attachment Reference:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the Works Manager's report.

BACKGROUND

To inform Council of the activities of the Works and Services team for the month ending 09 July 2026.

OVERVIEW

SUMMARY - ROADS / TOWN/ BUILDINGS

ROAD & MAINTENANCE

- **Refuse Site**

Routine weekly maintenance continued throughout the month at the Refuse Site.

- **Maintenance Grading**

Maintenance grading is continuing throughout the Shire to improve and maintain road conditions. The work camp crew has also fabricated a new signage frame for the grader, which will improve the safe transport and display of roadwork signage while grading operations are underway.

1. Wallambin Rd
2. Lackman Rd
3. Benjaberring Sth Rd
4. Harrison Rd
5. Lawrence Rd
6. Lewis Rd
7. Old Nalkain Rd
8. Gangell Rd
9. Turner Rd
10. Holdsworth Rd

11. Bookham Rd
12. Korrelocking Nth Rd
13. Hodgson Rd
14. Butt Rd
15. Jennings Rd
16. Rihnd Rd
17. Wilson Rd
18. Brooke Rd

PARKS AND GARDENS

- **Swimming Pool**

Stormwater drainage works have been completed to address issues with water not draining properly from the wash floor drainage system. The problem has now been repaired, and the drainage is functioning effectively and as intended.

- **Recreation Centre**

A new floodlight has been installed at the basketball court, along with a push-button control system to help manage and minimise unnecessary usage, as the lights were previously often left on when not required.

[Refer to Photographs in Attachment A](#)

STATUTORY ENVIRONMENT

There are no statutory environment implications in relation to this item.

POLICY IMPLICATIONS

There are no direct policy implications in relation to this item.

FINANCIAL IMPLICATIONS

There are some financial implications in relation to this item and they are reflected in the report.

COMMUNITY AND STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan.

Pillar 1 Economy	Statement of Strategic Outcome: Local industry is sustained and can expand with critical and enabling infrastructure. The visitor economy diversifies our local economy and we enhance our community profile.
Goal No.	GOAL 1. Our transport network responds to the accessibility and connectivity needs of all
1.2	Deliver the Wheatbelt Secondary Freight Network Program
1.3	Participate in the Regional Road Group
Pillar 2 Community	Statement of Strategic Outcome: Our community is inclusive, it is a place where people feel valued and have access to opportunities to build their own capacity, lead healthy lifestyles and stay connected.
Goal No.	GOAL 5. A safe and healthy community for all ages
5.9	Upgrade facilities and equipment at the Wyalkatchem Swimming Pool

Attachment A



Photo: Recreation Centre



Photo: Grader signage bracket

10.3. GOVERNANCE AND COMPLIANCE

10.3.1. CHIEF EXECUTIVE OFFICER'S REPORT – JULY 2026

Applicant:	Not Applicable
Location:	Whole of District
Date:	9 July 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to declare
File Number:	13.05.01
Attachment Reference:	NIL

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council accept the Chief Executive Officer's report as presented.

BACKGROUND

This report is prepared by the CEO to inform Council and the Community about CEO activities and responsibilities, including progress against published plans and agreed performance criteria from 18 June to 10 July 2026.

COMMENT

The CEO continued to engage across a range of governance, community, regional and stakeholder meetings. These engagements have focused on the adoption and implementation of the 2026/27 Annual Budget, strategic planning, governance improvement, regional collaboration, housing initiatives and strengthening relationships with community organisations and key stakeholders.

Following the completion of community engagement activities in June, effort has continued to be directed towards reviewing and integrating community feedback into the development of Council's strategic planning framework, including the Council Plan, Disability Access and Inclusion Plan and Public Health Plan. Council workshops will now refine the draft Council Plan prior to it being published for community feedback.

Governance reform and organisational improvement initiatives have also progressed, with a continued focus on audit, risk, compliance and organisational systems improvements. The Audit, Risk and Improvement Committee met during the reporting period and adopted a workplan for the remainder of the calendar year. This provides a structured approach and an important forum to strengthen governance oversight and assurance across the organisation. Work has also continued to prepare for emerging legislative requirements, including compliance with the Privacy and Responsible Information Sharing reforms and updating the Shire's Record Keeping Plan.

Council adopted a balanced 2026/27 Budget that delivers \$2.73 million in capital investment across roads, plant, buildings and community infrastructure. Importantly, more than 65% of the capital program is externally funded through grants, reserves and asset sales, reducing the burden on ratepayers while delivering significant community outcomes. Key capital investment priorities include:

- A \$1.12 million roads program, largely funded through Roads to Recovery and Regional Road Group funding, supporting the ongoing maintenance and improvement of the Shire's road network.
- A \$966,100 plant renewal program, including replacement of the Shire's grader, community bus and light vehicles, together with a new skid steer mounted mulcher to improve operational capability and service delivery.
- \$187,000 in building projects, including a contribution towards the CEACA housing development, Town Hall gutter replacement, fencing upgrades and improvements to the Administration Office accessibility.
- \$456,610 in community and infrastructure projects, including water infrastructure upgrades, swimming pool improvements, drainage works, new footpath connections and continued investment in the Wheatbelt Way Rail Trail.
- \$113,194 in continued investment in community development, tourism and events including contributions to the CRC, NEWTRAVEL and Pioneer Pathways, the Rodeo and community grants.

The adopted budget reflects Council's commitment to maintaining essential infrastructure, renewing critical assets, supporting housing and economic development initiatives, and investing in long-term community outcomes while ensuring financial sustainability. This work will be reinforced by development of the Shire's integrated planning and reporting framework including, long term financial plan, asset management plan and work force plan throughout 2026/27.

Significant work continues across the organisation to maintain momentum and progress key priorities. During the reporting period, attention has been directed to the following key areas:

- Continuing CEACA-related housing initiatives, including site investigations, transfer of land and planning approvals to support additional housing outcomes within the Shire.
- Advancing land management and development initiatives under the Town Action Plan to support housing supply, economic development and population growth opportunities.
- Strengthening regional partnerships through engagement with NEWROC, RoadWise, Regional Road Group, NEWTRAVEL and Pioneer Pathways to advance shared advocacy, tourism, transport and regional development priorities.
- Supporting community wellbeing and social connectedness through engagement with local organisations including the Wylie Rodeo Working Group and community feedback initiatives.
- Working with a communications consultant to support improvements in community engagement and organisational communications.
- Continuing workforce engagement and organisational culture initiatives through regular staff communication and whole-of-organisation engagement activities.

Key Meetings 21 May 2026 to 18 June 2026

16 June Meeting Department Creative Industries, Tourism and Sport

16 June Council Budget Workshop

17 June Coffee with a Councillor – community feedback

18 June Audit, Risk and Improvement Committee Meeting

18 June Ordinary Council Meeting

19 June Meeting with a local government CEO
23 June RoadWise Council Meeting
25 June Regional Road group Meeting
26 June Meeting with NEWTRAVEL staff
26 June All Staff Meeting
26 June Wylie Rodeo Working Group Meeting
29 June Pioneer Pathways Advisory Group meeting
30 June WALGA H5 Bird Flu Webinar
2 July Meeting with Communications Consultant
2 July Council Workshop
6 July Special Council Meeting
7 July NEWROC Meeting
7 July CEACA site visit
9 July Meeting with Shire Town Planning Consultants
9 July Meeting with Men's Shed
10 July Pioneer Pathways Advisory Group meeting

STATUTORY ENVIRONMENT

Section 5.41 Role of the Chief Executive Officer.
Section 5.56 Planning for the future.

POLICY IMPLICATIONS

There is no policy directly relevant to this report.

FINANCIAL IMPLICATIONS

There is no direct financial implication to this report. The CEO seeks to add value to Council Decisions and maximise community benefit of operations and project outcomes.

RISK IMPLICATIONS

There is no direct risk implication to this report.

COMMUNITY AND STRATEGIC OBJECTIVES

All areas of the Strategic Community Plan are relevant to this report. The Acting CEO is actively examining opportunities for progress against the Plan.

10.3.2. CEO PERFORMANCE REVIEW INDEPENDENT CONSULTANT

Applicant:	Not Applicable
Location:	Whole of District
Date:	9 July 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	Financial Interest
File Number:	12.10.02
Attachment Reference:	Attachment 7.1.1 – Consultant A Quote (Confidential) Attachment 7.1.2 – Consultant B Quote (Confidential)

VOTING REQUIREMENTS:

Simple majority

COMMITTEE RECOMMENDATION:

- 1. That the Council appoint Consultant A to facilitate the 2026 CEO Performance review as the on-site process as outlined in confidential attachment one.*
- 2. That the CEO Performance Review Committee be authorised to review the 2026 Performance process and extend the contract with Consultant A or otherwise request quotes from suitably skilled and qualified independent consultants.*

PURPOSE:

To consider the CEO Performance Review Committee (the Committee) recommendation to appoint an independent consultant to facilitate the 2026 CEO Performance Review process and authorise the review of that performance by the Committee.

DETAIL:

The Committee was established at the 18 June 2026 Ordinary Council Meeting under the CEO Performance Review Policy. The role of the Committee includes:

- Recommend to Council the process by which the CEO's performance be reviewed.
- Recommend the engagement of an appropriately experienced independent consultant, if deemed appropriate, for the purposes of assisting to conduct the performance process, in consultation with the CEO.
- Oversee the performance review process in accordance with this policy.

The CEO developed a scope based on the CEO Performance Review Policy and sought quotes from suitably qualified independent consultants. The quotes were provided to the Council on 30 June 2026 for review.

The quotes were subsequently discussed at a Council workshop on 2 July 2026. It was evident from these discussions that the Council were supportive of a process that was consultant lead and in-person, while both independent consultants were deemed suitably qualified and experienced.

The Committee considered the quotes at a committee meeting on 6 July 2026 and endorsed Consultant A to undertake the 2026 review and KPI setting process.

It is prudent for the Committee to review the process in May 2026 and to reappoint the consultant for 2027 should the consultant be deemed effective. This provides for efficiency and continuity.

STATUTORY ENVIRONMENT:

Local Government Act 1995 – section 5.38(1) and section 5.39
Local Government (Administration) Regulations 1996 – Regulation 18FA, Schedule 2, Division 3 – Standards for Review of Performance of CEO’s

POLICY IMPLICATIONS

CEO Performance Review Policy

FINANCIAL IMPLICATIONS

There are minor financial implications (\$4,000-5,000) involved in appointing an independent consultant as outlined in the attached quotes.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 4 Civic Leadership	Statement of Strategic Outcome: We lead with accountability, connection and openness through best-practice systems, policies and financial controls
Goal No.	GOAL 11. High standard of governance

11. PLANNING AND BUILDING

11.1.1. DEVELOPMENT APPROVAL (DA) APPLICATION – 10 GAMBLE ST, WYALKATCHEM

Applicant:	Greg Hewitt
Location:	10 Gamble St, Wyalkatchem
Date:	8 July 2026
Reporting Officer:	Claire Trenorden, Manager Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	07.02
Attachment Reference:	11.1.1 Development Application as submitted

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION:

That the Council approves the proposed shed as submitted, subject to drainage being to the satisfaction of the local government plus the addition of footnotes to the notice of determination to address the residential use of the shed, approval times, appeal rights and the need for a building permit.

Executive Summary

This report considers a proposal to build a new over-sized shed measuring 10m x 6m and 3.583m high at the rear of a town lot in Gamble Street, Wyalkatchem.

Background

A Development Approval (DA) application was submitted by Greg Hewitt (with consent from the current owner of the land).

1.1 Location

The proposed shed is located at the rear of the property in Gamble Street that has an existing house. Lot 1 is 25.15m x 70.41m measuring 1,770m². **Figure 1** provides a location plan. The property is not affected by the Bushfire Prone mapping issued by DFES.

1.2 Proposed Development

The proposal seeks approval for a new shed measuring 10m x 6m and 3.583m high.

The estimated cost of the shed is \$16,832 and is estimated to be completed 6 months after approval.

The gutter heights are 3.0m with a ridge height of 3.583m.

The application form indicates that the shed will be used for the 'Storage of goods'.

Figure 2 shows the location of the proposed shed. The floor area of the proposed shed is 60m² which is less than 10% of the site area.

The plans show a side setback is 11.14m with a rear setback to the laneway of 19m.

FIGURE 1 – LOCATION PLAN



Source: Landgate

FIGURE 2 – ENLARGEMENT OF PROPERTY



Source: Landgate

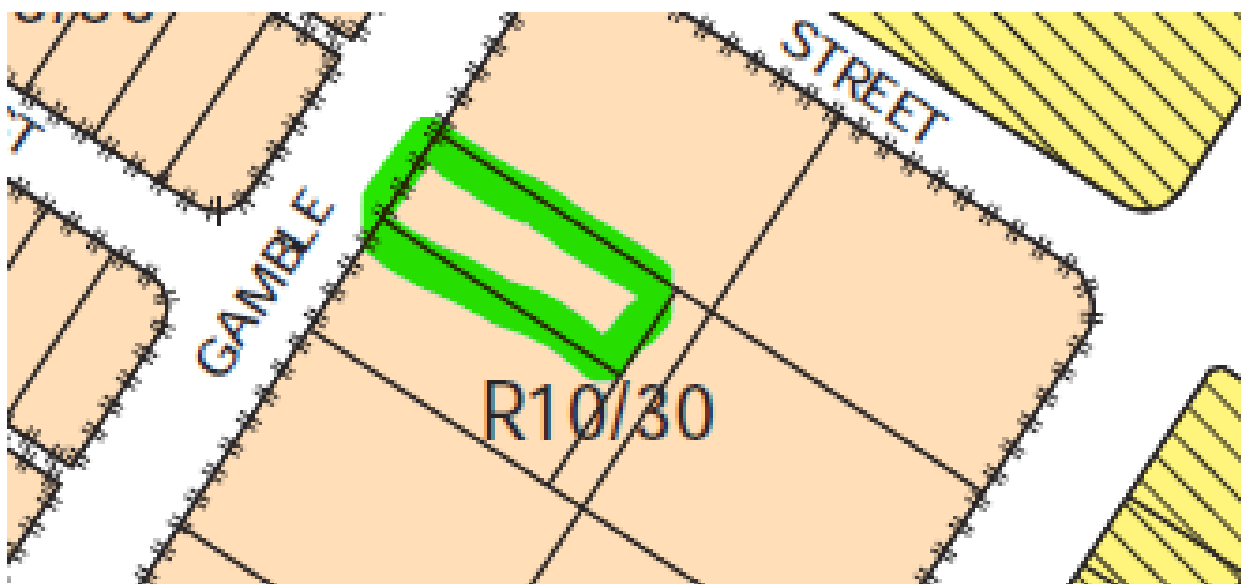
1.3 Local Planning Scheme

The land is zoned 'Residential' with a density of R10/30 in Local Planning Scheme No 4 (the Scheme). **Figure 3** shows an extract from the Scheme mapping of the property and surrounding land.

The Scheme requires that all residential development must comply with the R-Codes (Residential Design Codes). The Deemed Provisions (of the *Planning and Development (Local Planning Schemes) Regulations 2015*) do not exempt this development from requiring a DA (clause 61) as the development is not 'deemed-to-comply' with R-Code requirements.

Although not relevant in this case, the split density code implies that, because deep sewerage is not available the R10 code applies to this block.

FIGURE 3 – SCHEME MAP EXTRACT



Source: Local Planning Scheme No 4

The Deemed-to-comply R-Codes for large and multiple outbuildings require a wall height of less than 2.4m, a ridge height of less than 4.2m and collectively (all outbuildings) does not exceed 60m² or 10% in aggregate of the site area (Lot).

It is clear that these requirements are not met by the proposed shed, however, the Design Principles for Outbuildings is that '*Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties*'. The existing 7m x 6.1m shed on the property will also be demolished once this shed has been built.

1.4 Consultation

Usually by consulting with neighbours, it can be established that the design principles can be achieved if the neighbours do not object.

In this case given there is a vacant block between the next house to the south, there is vacant land behind the block and there is a laneway to the house to the north it was considered that no consultation would be required.

1.5 Statutory Environment

- Planning and Development Act 2005
- Shire of Wyalkatchem Local Planning Scheme No 4

1.6 Policy Implications

There are no policy implications applicable to this item.

1.7 Financial Implications

There are no financial implications applicable to this item.

1.8 Strategic/Risk Implications

There are no strategic or risk implications applicable to this item.

1.9 Discussion

The proposed shed is large for a residential area and the storage requirements is understood, however, the use must remain as a domestic storage rather than commercial (which is not allowed in a residential area).

Also, the owner should be advised that no commercial activity will be allowed that may have any amenity impact for the surrounding residents.



LG Ref: 07.02/DA 10
Gamble

Planning and Development Act 2005

Shire of Wyalkatchem

Notice of determination on application for development approval

Location: 10 Gamble Street, Wyalkatchem.

Lots: 1

Plan/Diagram: 36272

Vol. No: 1838

Folio No: 571

Application date: 3 July 2025

Received on: 3 July 2025

Description of proposed development:

The construction of a new 10m x 6m and 3.583m high shed with 3m high walls to the eaves.

The application for development approval received on 15 March 2025 is:

☒ Approved subject to the following conditions

☐ Refused for the following reason(s)

Conditions/~~reasons for refusal:~~

1. On-site drainage to be provided to the satisfaction of the local government.

Footnotes

- The applicant is advised that this approval relates to the use of the proposed shed for domestic scale purposes only and is not to be used for any commercial activity or any activity that may impact the amenity of residents or neighbouring properties.
- If the development, the subject of this approval, is not substantially commenced within a period of 24 months from the date of the approval, the approval will lapse and be of no further effect. For the purposes of this condition, the term "substantially commenced" has the meaning given to it in the *Planning and Development (Local Planning Schemes) Regulations 2015* as amended from time to time.
- If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- The applicant is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the local government and be approved before any work requiring a building permit can commence on site.

Date of determination: 16 July 2026

SHIRE OF WYALKATCHEM



Application for development approval

Owner details		
Name: PAUL TRENORDEN		
ABN (if applicable):		
Address: 377 ALLAN ROAD WYALKATCHEM Postcode: 6485		
Phone:	Fax:	Email:
Work:		PAUL@STRAWFARMS.COM
Home:		
Mobile: 0428825065		
Contact person for correspondence:		
Signature: Paul Trenorden		Date: 03/07/2026
Signature:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).		

Applicant details (if different from owner)		
Name: GREG HEWITT		
Address: 10 GAMBLE STREET Postcode: 6485		
Phone:	Fax:	Email:
0427 569 242		greghewitt17@gmail.com
Work:		
Home:		
Mobile:		
Contact person for correspondence: GREG 0427569242		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. ☒ Yes ☐ No		
Signature: Greg Hewitt		Date: 03/07/2026

Property details		
Lot No: <u>1</u>	House/Street No: <u>10 GAMBLE STREET</u>	Location No: <u>WYALKATCHEM</u>
Plan No: Diagram: <u>D 36272</u>	Certificate of Title Vol. No: <u>1838-571</u>	Folio: <u>571</u>
Title encumbrances (e.g. easements, restrictive covenants): Street name: _____ Suburb: _____ Nearest street intersection: _____		

Proposed development	
Nature of development:	☒ Works ☐ Use ☐ Works and use
Is an exemption from development claimed for part of the development?	
	☐ Yes ☒ No
If yes, is the exemption for:	☐ Works ☐ Use
Description of proposed works and/or land use: <u>SHED 60 m²</u>	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: <u>HOUSE AND OLD SHED TO BE REMOVED</u>	
Approximate cost of proposed development: <u>\$16,835.00</u>	
Estimated time of completion: <u>DECEMBER. 2026</u>	

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference No:	

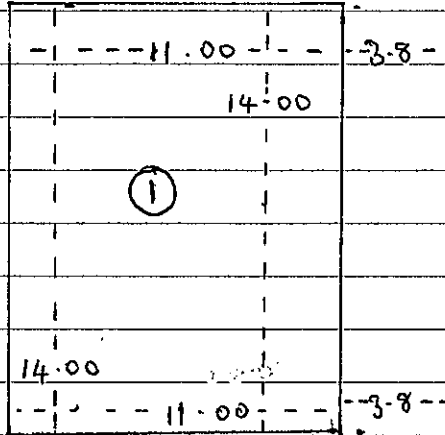
Shire of Wyalkatchem
 PO Box 224, Wyalkatchem WA 6488
 Office Hours: Monday to Friday 8.30am to 4.30pm

25-15
10 GAMBLE ST

12-30

12-30

45-42

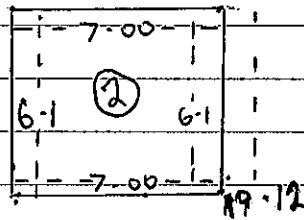


① EXISTING RESIDENCE

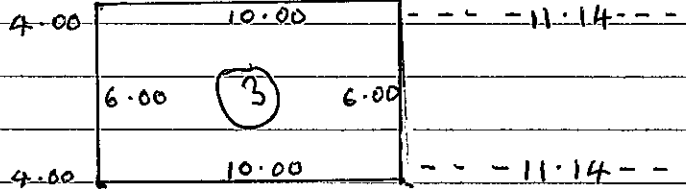
② EXISTING TO BE REMOVED SHED

③ PROPOSED NEW COLOR-BOND SHED
PALE EUCALYPT
6-X-10-M-X-3

70-41



70-41



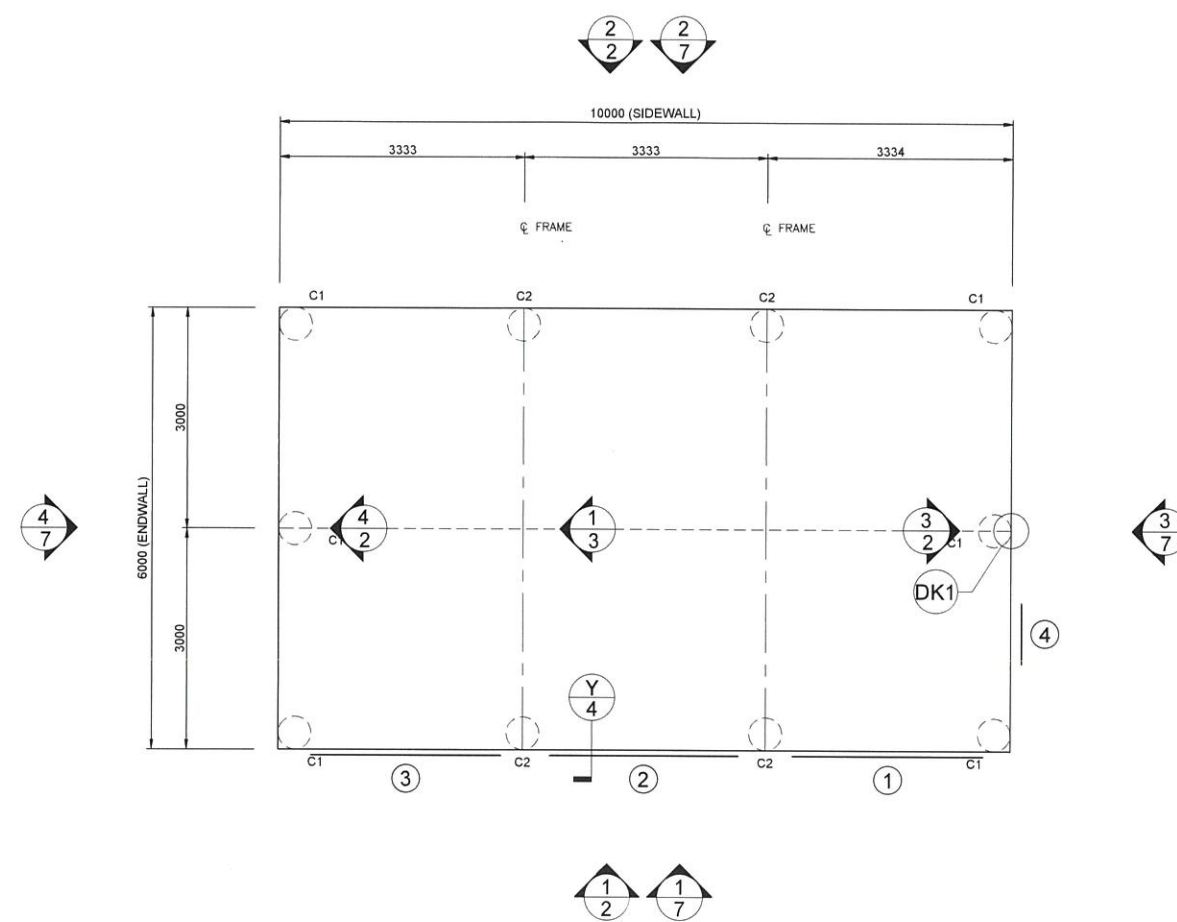
19-00

19-00

25-15

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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

MEMBER LEGEND	
C1	C15012
C2	C15019

1 OF 7

SHEET

JOB NO.
AVON103496

DATE
19/6/2026

CHECKED
TM

DRAWN
FDB

STEEL BUILDING BY
FAIR DINKUM BUILDS AVON VALLEY
(CONTACT)
08 9622 5535
HEWIITT (GREG)
10 GAMBLE STREET
WYALKATCHEM

SHED SAFE
accredited

FAIR DINKUM BUILDS

**NORTHERN CONSULTING**
engineers

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

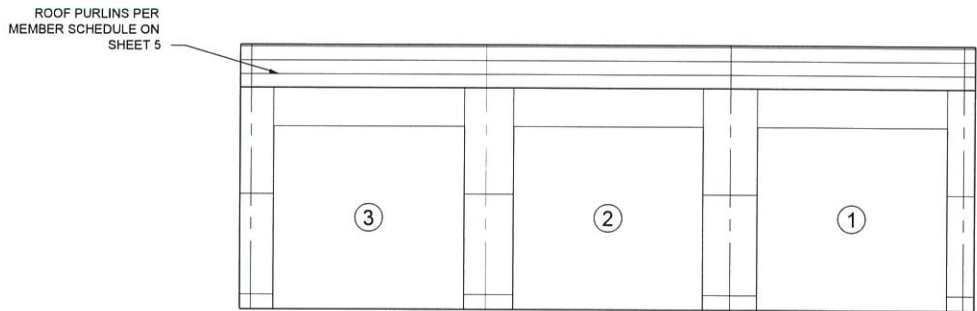
Signature 

Date 19/6/2026

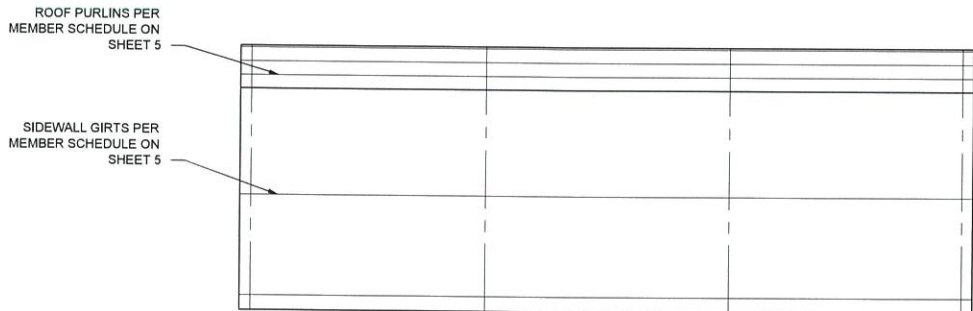
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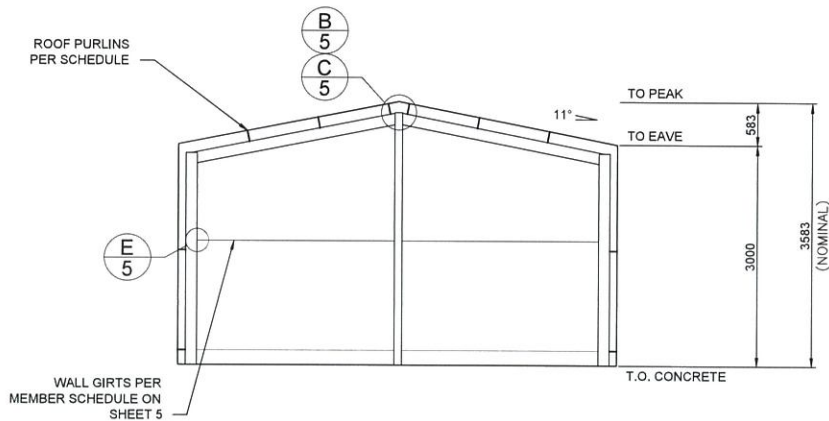
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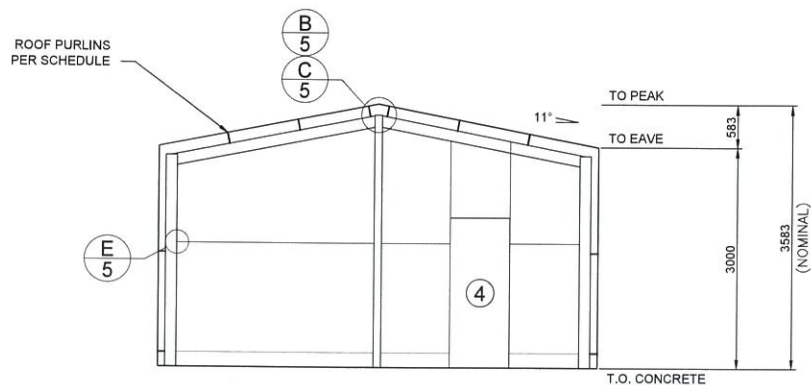
1
2
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
2
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
2
ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100



3
2
ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT.

2 OF 7	SHEET	JOB NO. AVON103496	DATE 19/6/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY	(CONTACT)
						FAIR DINKUM BUILDS AVON VALLEY	
						FOR	08 9622 5535
						AT	HEWIITT (GREG)
							10 GAMBLE STREET
							WYALKATCHEM







Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

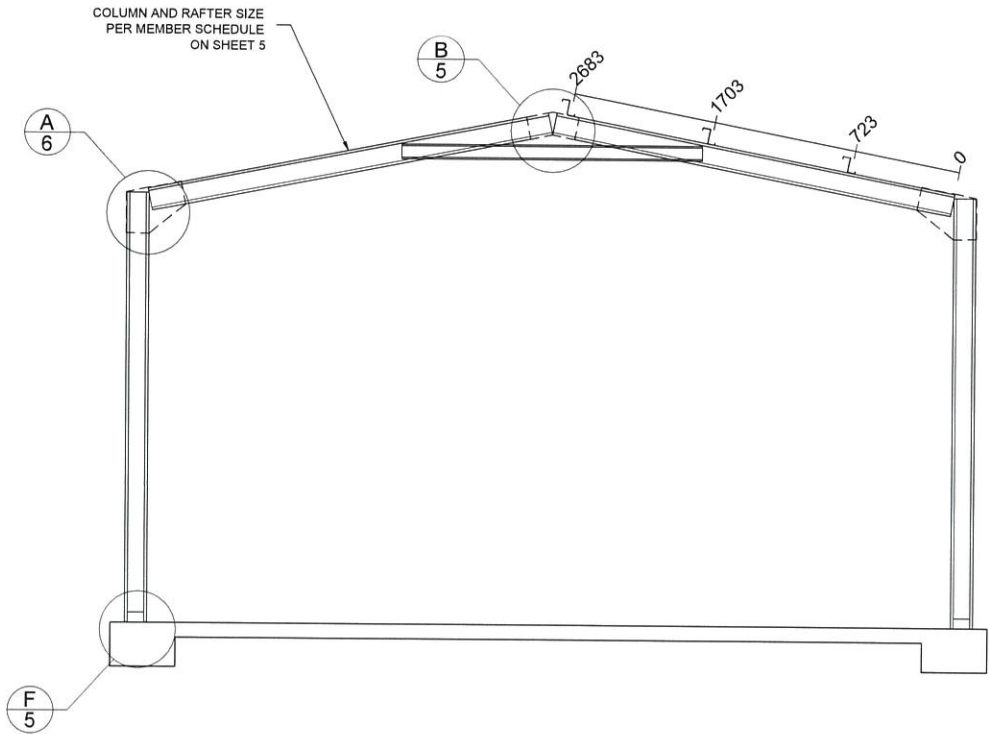
Mr Timothy Roy Messer BE MIEAust RPEQ

Signature 

Date 19/6/2026

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1
3 INTERNAL FRAME SECTION
SCALE: 1 = 50

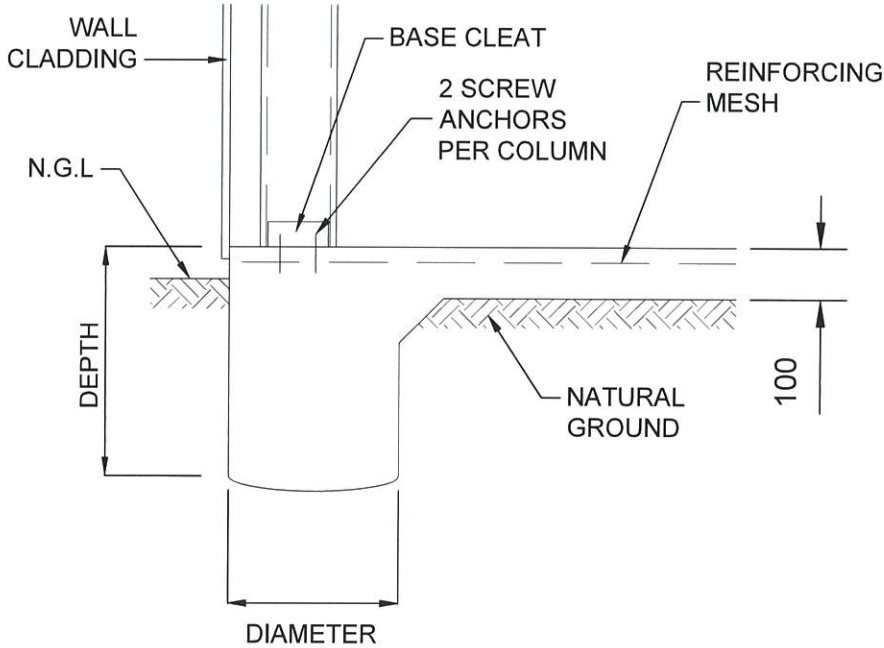
Refer to Sheet #4 for concrete specification.

3 OF 7	SHEET	JOB NO. AVON103496	DATE 19/6/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY FAIR DINKUM BUILDS AVON VALLEY (CONTACT) 08 9622 5535 HEWITT (GREG) 10 GAMBLE STREET WYALKATCHEM			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Mr Timothy Roy Messer BE MIEAust RPEQ Signature  Date 19/6/2026 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
						FOR AT					

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1. **GOVERNING CODE** : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10A, OR A FARM SHED (CLASS 7 OR 8), UNLESS OTHERWISE SPECIFICALLY NOTED. FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
- BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
 - MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
 - BUILDING IS NOT TO BE OCCUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
2. **DRAWING OWNERSHIP** : THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
3. **DRAWING SIGNATURE REQUIREMENTS** : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
4. **CONTRACTOR RESPONSIBILITIES** : CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
5. **ENGINEERING** : THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN. NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER. OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS. THE BUILDING IS DESIGNED AS A STAND-ALONE BUILDING, NOT RELYING ON ANY ADJACENT BUILDING. IF THE PERMANENT OPENING IS OBSTRUCTED BY ANY ADJACENT BUILDING AND WITHIN A DISTANCE OF 0.5M OF SAID OPENING, THE DESIGN SHOULD BE REFERRED TO THE DESIGN ENGINEER FOR REVIEW OF INTERNAL PRESSURES AND POSSIBLE REDESIGN.
6. **INSPECTIONS** : NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
7. **SOIL REQUIREMENTS** : SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEIMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
8. **CLASS 10a or Class 7 FOOTING DESIGNS** : THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
9. **CONCRETE REQUIREMENTS** : ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1, 25MPa FOR EXPOSURE A2, 32MPa FOR EXPOSURE B1, 40MPa FOR EXPOSURE B2 AND 50MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +/-15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
10. **STRUCTURAL STEEL REQUIREMENTS** : ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 550MPa, GAUGE > 1mm < 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAMIT GENERAL PUNCHINGS.
11. **FOOT TRAFFIC** : FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
- CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
- MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.
12. **METAL SHEETING COMPLIANCE** : METAL ROOFING TO COMPLY WITH AS1562.1



450 x 300

Diameter x Depth (mm)

N.G.L - NATURAL GROUND LINE

Y

BORED LOCAL THICKENING DETAIL

DWG NO:

SBOMA

PROJECT DESIGN CRITERIA

ROOF LIVE LOAD: 0.25 kPa
BASIC WIND SPEED: VR 45 m/s
SITE WIND SPEED: V_{sitB} 33.6 m/s
WIND REGION: Reg A1
TOPOGRAPHY FACTOR, Mt: 1
SHIELDING FACTOR, Ms: 0.9
MAX GROUND SNOW LOAD: N/A
MAX ROOF SNOW LOAD: N/A
SITE ALTITUDE: N/A
TERRAIN CATEGORY: TCat 3
SOIL SAFE BEARING CAPACITY: 100 kPa
RETURN PERIOD: 1:500
LIMITING CPI 1: -0.61
LIMITING CPI 2: 0.65
IMPORTANCE LEVEL: 2

DETAIL KEYS

- DK1 ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
DK2 FLYBRACING PER DETAIL L/5
DK3 X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
DK4 DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

SCHEDULE OF OPENINGS

DOOR	OPENING SIZE WIDTH	MAX HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
①	2590	2480*	2.50H X 2.65 CB *SERIES A #	SINGLE	XSRDZ10030	NO
②	2590	2480*	2.50H X 2.65 CB *SERIES A #	SINGLE	XSRDZ10030	NO
③	2590	2480*	2.50H X 2.65 CB *SERIES A #	SINGLE	XSRDZ10030	NO
④	820	2040	EXTERNAL PA DOOR 180 DEG	SINGLE		YES

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.

(CONTACT)

FAIR DINKUM BUILDS AVON VALLEY

08 9622 5535

HEWIITT (GREG)

10 GAMBLE STREET
WYALKATCHEM



FAIR
DINKUM
BUILDS



NORTHERN
CONSULTING
engineers

Civil & Structural Engineers
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Email: design@nceng.com.au
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Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

Date 19/6/2026

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4
OF
7

SHEET

JOB NO.
AVON103496

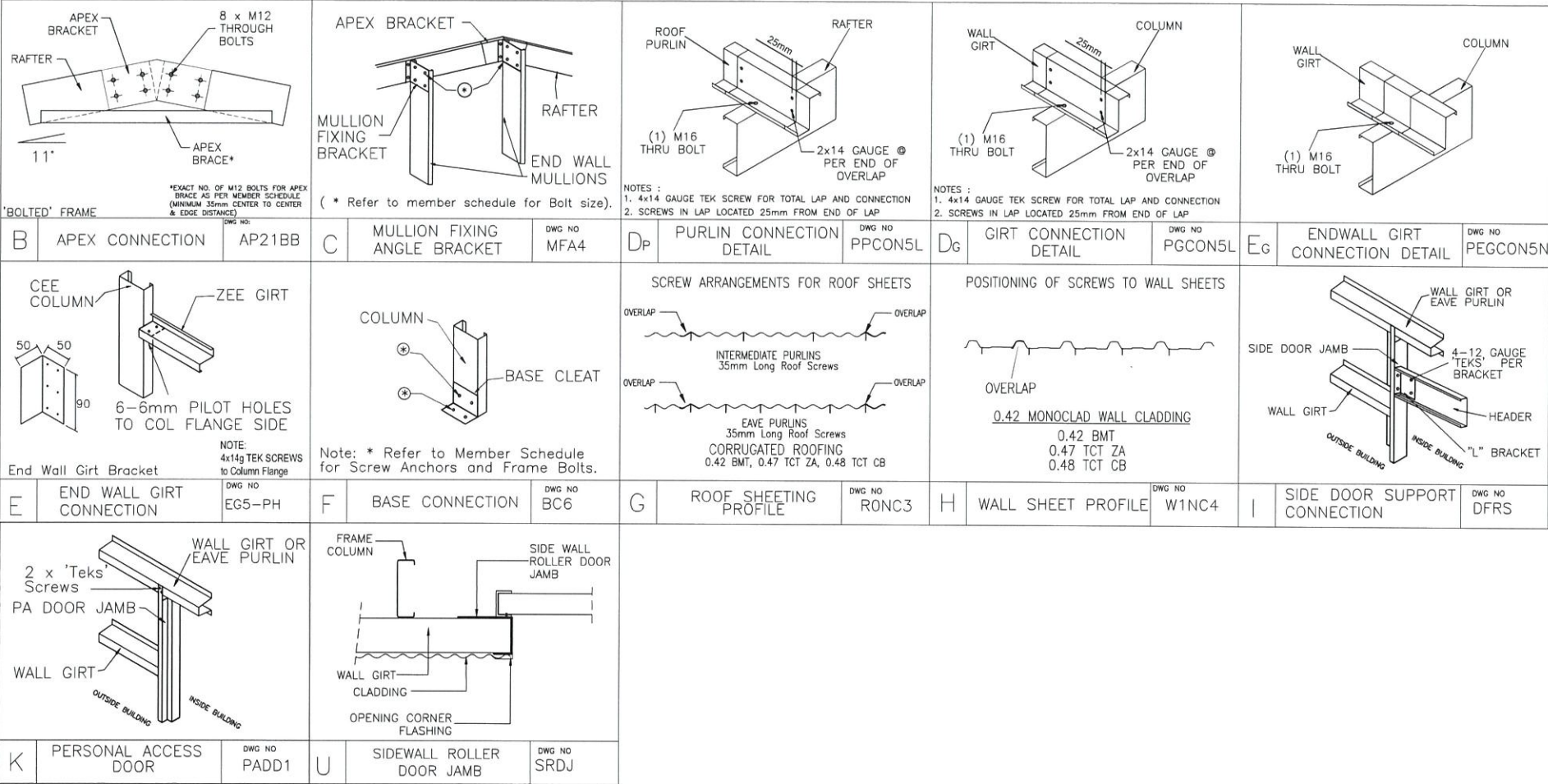
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19/6/2026

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STEEL BUILDING BY
FOR
AT

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MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C15012
2	C.S. FRAME RAFTER	Single C15019
3	END FRAME COLUMN (C1)	Single C15012
4	C.S. FRAME COLUMN (C2)	Single C15019
5	MULLION (C1)	Single C15012
6	C.S. FRAME APEX BRACE	Single C10010 @ 2.05 LONG 2 bolts each end
7	APEX POSITION FROM RAFTER END	1.01m
8	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 12mm x 100 Galv
9	EAVE PURLIN	C15012
10	TYP. ROOF PURLIN SIZE	Z10010
11	MAIN BLDG. PURLIN SPACING	0.980 m. (3 rows) (Max Allow. 1.000m)
12	MAIN BLDG. PURLIN LENGTH	3.67 m. (0.33m Overlap)
13	TYP. SIDEWALL GIRT SIZE	Z10010
14	MAIN BLDG. SIDEWALL GIRT SPACING	1.361 m. (2 rows) (Max Allow. 2.000m)
15	MAIN BLDG. SIDEWALL GIRT LENGTH	3.67 m. (0.33m Overlap)
16	TYP. ENDWALL GIRT SIZE	Z10010
17	MAIN BLDG. ENDWALL GIRT SPACING	1.488 m. (2 rows) (Max Allow. 2.000m)
18	MAIN BLDG. ENDWALL GIRT LENGTH	3.05 m. (0.3m Overlap)
19	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
20	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
21	PURLIN/GIRT FASTENERS	Purlin Assy M16x30 Z/P
22	X-BRACING STRAP AND FASTENERS	None required for this building. Cladding Diaphragm Sufficient.
23	WALL COLOUR	PALE_EUCALYPT
24	ROOF COLOUR	PALE_EUCALYPT
25	ROLLER DOOR COLOUR	PALE_EUCALYPT
26	P.A. DOOR COLOUR	PALE_EUCALYPT
27	DOWNPIPE COLOUR	PALE_EUCALYPT
28	GUTTER COLOUR	PALE_EUCALYPT
29	CORNER FLASHING COLOUR	PALE_EUCALYPT
30	BARGE FLASHING COLOUR	PALE_EUCALYPT
31	OPENING FLASHING COLOUR	PALE_EUCALYPT
32	OPEN BAY HEADER HEIGHT	0.3

"C.S." = CLEARSPAN "L." = LEFT "R." = RIGHT

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OF
7

SHEET

JOB NO.
AVON103496

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19/6/2026

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STEEL BUILDING BY
FAIR DINKUM BUILDS
FOR
AT
HEWIITT (GREG)
10 GAMBLE STREET
WYALKATCHEM

(CONTACT)
08 9622 5535
SHED SAFE
accredited

0°

NORTHERN CONSULTING
engineers

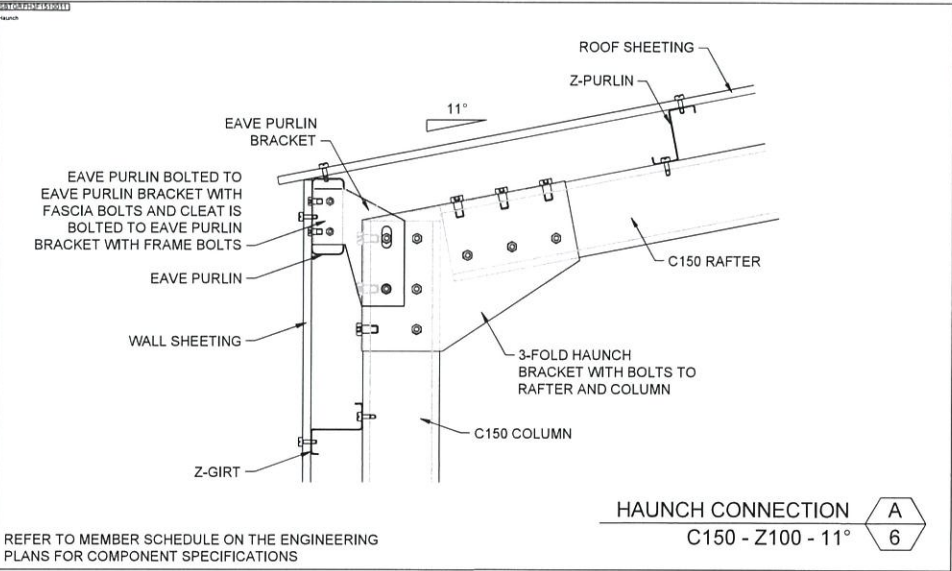
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Regn. No. 2558980
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Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature
Date 19/6/2026
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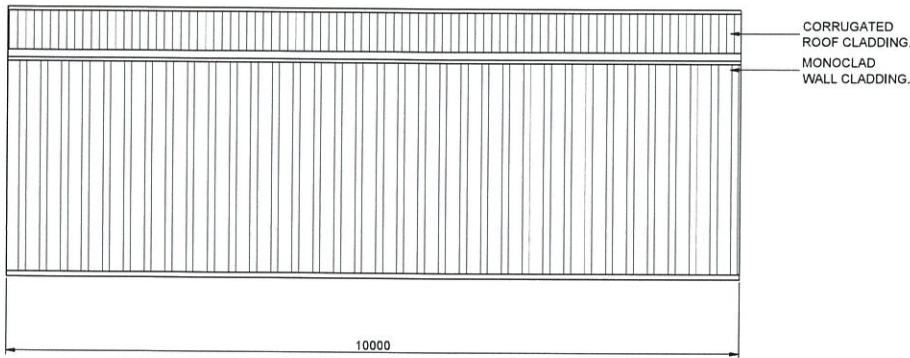


6 OF 7	SHEET	JOB NO. AVON103496	DATE 19/6/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY	(CONTACT)	FOR	AT	FAIR DINKUM BUILDS AVON VALLEY 08 9622 5535 HEWIITT (GREG) 10 GAMBLE STREET WYALKATCHEM			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Mr Timothy Roy Messer BE MIEAust RPEQ Signature Date 19/6/2026 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

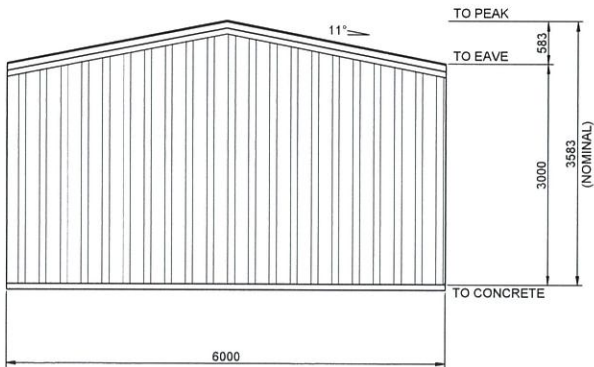
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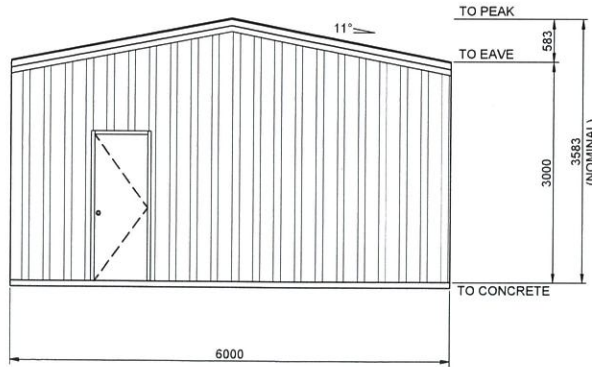
1 SIDEWALL EXTERIOR ELEVATION
7 SCALE: 1 = 100



2 SIDEWALL EXTERIOR ELEVATION
7 SCALE: 1 = 100



4 ENDWALL EXTERIOR ELEVATION
7 SCALE: 1 = 100



3 ENDWALL EXTERIOR ELEVATION
7 SCALE: 1 = 100

BUILDING COLOURS	
WALL	PALE EUCALYPT
ROOF	PALE EUCALYPT
ROLLER DOOR	PALE EUCALYPT
P.A. DOOR	PALE EUCALYPT
DOWNPIPE	PALE EUCALYPT
GUTTER	PALE EUCALYPT
CORNER FLASHING	PALE EUCALYPT
BARGE FLASHING	PALE EUCALYPT
OPENING FLASHING	PALE EUCALYPT

7 OF 7

SHEET

JOB NO.
AVON103496

DATE
19/6/2026

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STEEL BUILDING BY
FAIR DINKUM BUILDS (CONTACT)
FOR
AT
10 GAMBLE STREET
WYALKATCHEM

08 9622 5535
HEWIITT (GREG)

FAIR DINKUM BUILDS

NORTHERN CONSULTING
engineers

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NOTES:

BRACING MATERIALS - THE SHED ERECTOR TO SUPPLY SPECIFIC BRACING. SUITABLE RIGID MEMBERS CAPABLE OF TENSION AND COMPRESSION OR OPPOSING CHAINS OR OPPOSING LOAD RATED RATCHET STRAPS TO BE USED. (RIGID BRACING AS SHOWN ON DIAGRAM) ROPE BRACING SUITABLE ONLY FOR SMALLER STRUCTURES IN IDEAL CONDITIONS.

BRACING LOCATION - TEMPORARY BRACING TO BE ERECTED AS CLOSE TO 45 DEGREE ANGLE AND FIXED TO THE TOP OF THE COLUMN OR MULLION TO ACHIEVE THE OPTIMUM EFFECTIVENESS. IF THERE IS NOT ENOUGH SPACE FOR A 45 DEGREE ANGLE, THEN 20 DEGREE ANGLE IS TO BE THE MINIMUM ANGLE ALLOWED (REFER TO DIAGRAM). RIGID TEMPORARY BRACING MEMBER TO BE BOLTED TO HEAVY ANGLE PEGS HAMMERED INTO THE GROUND OR TO A BRACKET, MASONRY ANCHORED TO THE SLAB.

BRACING REMOVAL - TEMPORARY BRACING TO REMAIN IN PLACE UNTIL CLADDING IS FULLY INSTALLED WHERE POSSIBLE. IN NO CASE SHOULD TEMPORARY BRACING BE REMOVED UNTIL ALL PURLINS, GIRTS (AND PERMANENT CROSS BRACING WHERE USED) ARE FIXED.

SITE SAFETY - DUE CONSIDERATION TO BE GIVEN TO SITE SAFETY IN REGARD TO LOCATIONS OF BRACING AND PEGS.

GUIDE APPLICATION - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION. RESPONSIBILITY FOR ENSURING STABILITY OF STRUCTURE REMAINS WITH THE BUILDER.

TILT UP METHOD
FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

- A. ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
- B. ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
- C. FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- D. INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.
- E. INSTALL REMAINING PURLINS
- F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
- G. REPEAT FOR LEANTO'S.

FRAME FIRST METHOD
FOR STRUCTURES OVER 9M SPAN, GREATER THAN 3M HIGH AND GREATER THAN 12M LONG

- A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
- B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- C. THE SECOND PORTAL FRAME ASSEMBLY TO BE LIFTED INTO POSITION. FIX EAVE PURLINS AND AT LEAST ONE PURLIN PER 3M OF RAFTER TO SECURE FRAME ASSEMBLY. FIX BASE CLEATS. FIX TEMPORARY SIDEWALL BRACING.
- D. STAND REMAINING PORTAL FRAME ASSEMBLY AS PER STEP C, FIXING TEMPORARY SIDE WALL BRACING TO EVERY SECOND BAY. BRACE OTHER END PORTAL FRAME AS PER FIRST PORTAL FRAME.
- E. INSTALL REMAINING PURLINS AND GIRTS.
- F. REPEAT FOR LEANTO'S.

GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

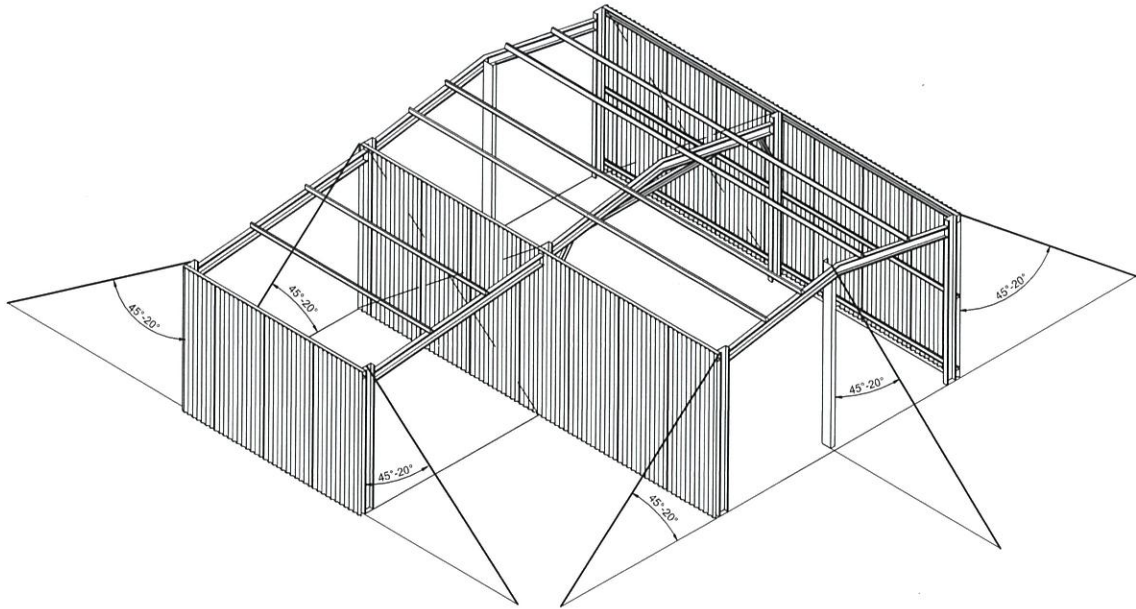
(REFER TO INSTALLATION GUIDE MANUAL FOR THE TWO METHODS OF CONSTRUCTION)



1A FIRST SIDEWALL FRAME
1 REFER 1C FOR TEMPORARY BRACING LOCATION

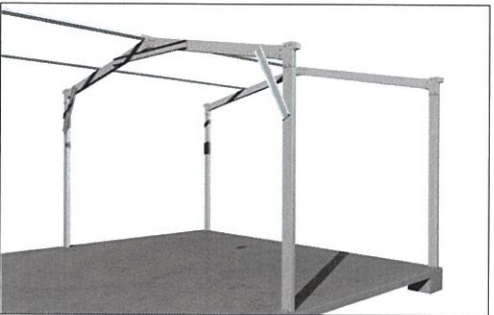


1B SECOND SIDEWALL FRAME
1 REFER 1C FOR TEMPORARY BRACING LOCATION



1C TILT UP METHOD DIAGRAM
1 TEMPORARY BRACING LOCATION

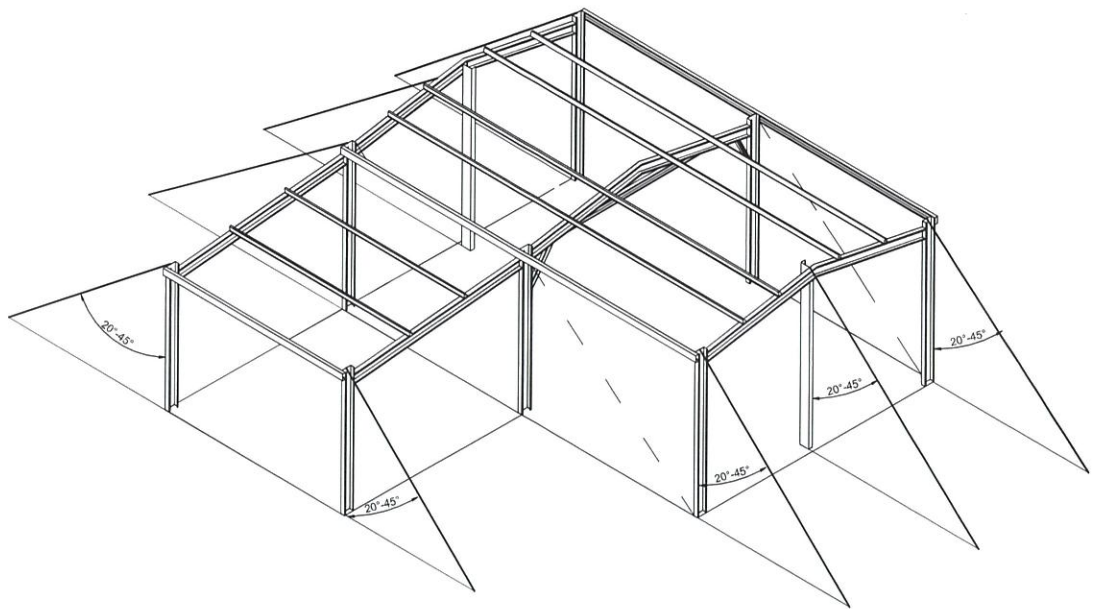
1 TILT UP METHOD DIAGRAM
1 SCALE: NTS



2A FIRST & SECOND PORTAL FRAME ASSEMBLY
1 REFER 2C FOR TEMPORARY BRACING LOCATION



2B COMPLETE PORTAL FRAME ASSEMBLY
1 REFER 2C FOR TEMPORARY BRACING LOCATION



2C FRAME FIRST METHOD DIAGRAM
1 TEMPORARY BRACING LOCATION

2 FRAME FIRST METHOD DIAGRAM
1 SCALE: NTS

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Please review prior
to commencing
your build

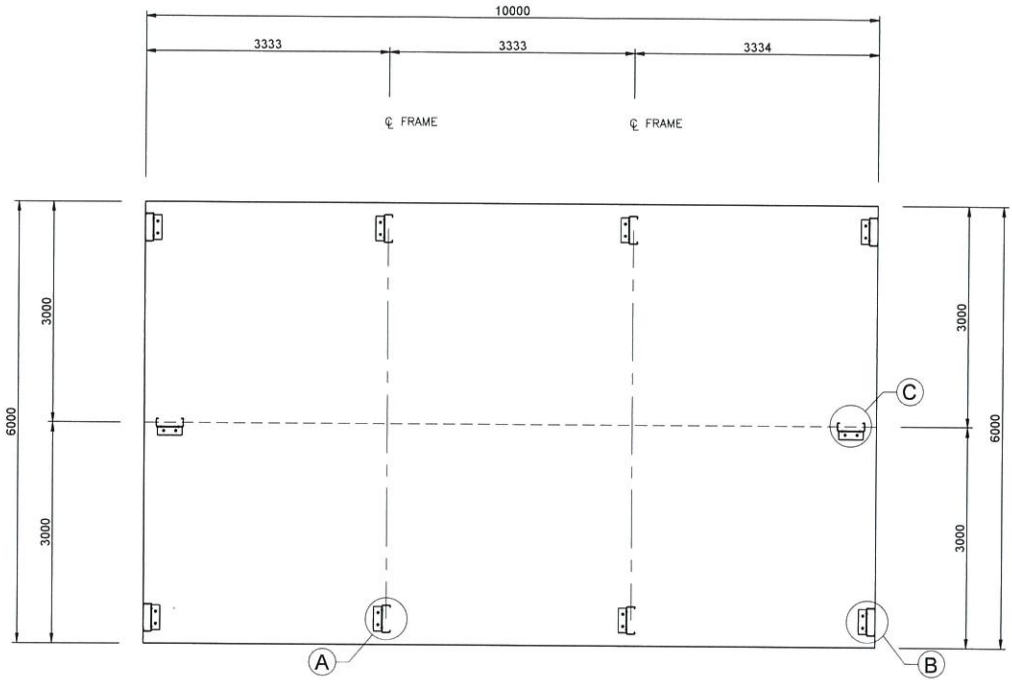
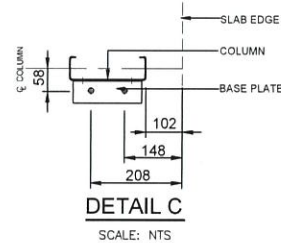
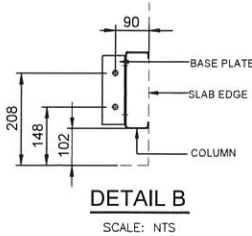
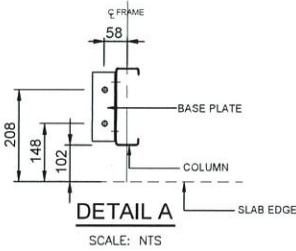
NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO.	DATE	CHECKED	DRAWN	STEEL BUILDING BY
AVON103496	19/6/2026	TMI	FDB	FAIR DINKUM BUILDS AVON VALLEY
				FOR
				HEWIITT (GREG)
				AT
				10 GAMBLE STREET
				WYALKATCHEM



TEMP BRACING

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1 BOLT LAYOUT PLAN
1 SCALE: 1 = 100

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

JOB NO. AVON103496	DATE 19/6/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY	
				FAIR DINKUM BUILDS AVON VALLEY	
				FOR	
				HEWIITT (GREG)	
				AT	
				10 GAMBLE STREET	
				WYALKATCHEM	





BOLT LAYOUT PLAN

COMPLIANCE CERTIFICATE FOR BUILDING DESIGN

Property Description Street address (include number, street, suburb/locality & postcode)	10 GAMBLE STREET WYALKATCHEM Postcode : 6485		
Description of Component's Certified Clearly describe the extent of work covered by this certificate.	Steel Portal Frame Structure. 6m span x 10m O/A length x 3m eaves height. Consisting of 3 bays at 3.333m spacing.		
Basis of Certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.	Australian Standards (list) AS/NZS 4600-2018, AS/NZS 1170.0, 1-2002, 1170.2-2021, 1170.3-2003, 1170.4-2007, AS2870-2011, AS3600-2018, AS5216-2021 2022 National Construction Code of Australia Region AS1170.2 = Reg A1 NCC Importance Level = 2 Annual Probability Exceedance wind = 1:500 Regional 3 s Gust Wind Speed for annual probability of exceedance V_R = 45 m/s Wind directional multipliers for the 8 cardinal directions M_d = 1.00 Terrain/Height multiplier (M_z, Cat) = 0.83 Topographic multiplier M_t = 1 Ext. Pressure Coefficient c_{pe} = -0.65, 0.70 NCC Building Classification: Class 10a Factor for Region = NA NCC Equivalent Wind class = N/A Design Roof Live Load = 0.25 kPa Shielding Multiplier M_s = 0.9 Design Wind Speed = 33 m/s Int. Pressure Coefficient c_{pi} = -0.61, 0.65		
Reference Documentation Clearly identify any relevant documentation, e.g numbered structural engineering plans	Drawing Nos: 'Fair Dinkum Builds' Structural Design Drawing To be read in conjunction with Pages 1 to 7 For Job Number: AVON103496 DATED : 19/6/2026 Specifications: Computations: Test Reports: Other Documentation:		
Competent Person Details A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in aspect of the design, building or inspection of the building work because of the person's skill and experience in the aspect. The competent person must also be registered or licensed under a law applying in the state to practice the aspect. A COPY OF A CURRENT CV AND PROFESSIONAL REGISTRATION DETAILS MUST BE PROVIDED WITH THE CERTIFICATE	Name: Timothy Roy Messer Company Name (if applicable): Northern Consulting Engineers Postal Address: 50 Punari Street, Currajong 4812 Contact Person: Timothy Roy Messer Telephone Number: 07 4725 5550 Mobile Number: N/A Fax Number: 07 4725 5850 Email Address: design@nceng.com.au License or Registration Number: 2558980 Copy of CV Attached: Y ☐ or N ☒		
Signature of Competent Person This form may be used by competent persons to certify the design of a material, system, method of building, building element design or other thing. If the competent person is a licensed company the authorised person of the company is to sign the form.	I certify that the item/s described above, if installed or carried out in accordance with the information contained in this certificate, including any referenced documentation, will comply with the National Construction Code of Australia/relevant Australian or International Standard. Signature of competent person:  Date: 19/6/2026		
LOCAL GOVERNMENT USE ONLY			
Date received	Reference Number/s		

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

14. URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

15. MATTERS BEHIND CLOSED DOORS

16. CLOSURE OF THE MEETING