



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

16 July 2026

Council Chambers

Honour Avenue

Wyalkatchem

Commencement: 4:00pm

Closure: 4:32pm

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 July 2026.



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 Stratford 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 4:00pm.

There were no public questions.

2.3. Declaration of Public Question Time closed

Public Question Time closed at 4:00pm.

3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

3.1. Attendance

Cr Mischa Stratford
Cr Christopher Loton
Cr Justin Begley
Cr Tracy Dickson
Cr Rod Lawson Kerr
Cr Stephen Gamble

Deputy President and Presiding Member
via TEAMS

Tom Kettle
Aldo Lamas

Chief Executive Officer
Manager Works

3.2. Visitors

Nil

3.3. Apologies

Claire Trenorden

Manager Corporate Services

3.4. Approved Leave of Absence

Cr Christy Petchell

President

3.5. Applications for Leave of Absence

Nil

4. OBITUARIES

The Deputy President advised the following residents of Wyalkatchem had recently passed away:

Mrs Shirley Maitland
Mr Trevor Webb

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 10.3.2.

6.2. Impartiality Interests

Cr Stratford declared an impartiality interest in items 14.1 and 14.2.

Cr Begley and Cr Loton 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 – 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/COUNCIL RESOLUTION:

(73/2026) Moved: Cr Dickson

Seconded: Cr Lawson Kerr

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.

CARRIED 6/0

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

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/COUNCIL RESOLUTION:

(74/2026) Moved: Cr Lawson Kerr Seconded: Cr Dickson
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.

CARRIED 6/0

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

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/COUNCIL RESOLUTION:

(75/2026) Moved: Cr Begley Seconded: Cr Dickson
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.

CARRIED 6/0

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

8. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

The Presiding Member announced that Wallambin Lodge will reopen officially as of 27 July 2026. There are still three beds available, any interested community members should contact Rachelle at the hospital.

She wished an official goodbye to Dr Ali who is leaving next week. We do look forward to welcoming Dr Tang who commences at the end of next week.

The CRC held an Age with Attitude event which was very well attended by members of the community.

Landfill hours will change as of next week, we hope that this will satisfy the community needs.

Congratulations to Jay Hammond on being nominated for the 2026 Volunteer Recognition Awards. We wish him luck.

9. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

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

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

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(76/2026) Moved: Cr Begley

Seconded: Cr Dickson

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.***

CARRIED 6/0

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

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 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 – May 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:

(77/2026) Moved: Cr Dickson

Seconded: Cr Lawson Kerr

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).

CARRIED 6/0

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

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

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

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(78/2026) Moved: Cr Dickson

Seconded: Cr Begley

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

CARRIED 6/0

***Voted for: 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 – 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

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. Rhind 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

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(79/2026) Moved: Cr Lawson Kerr

Seconded: Cr Begley

That Council receives the Works Manager's report.

CARRIED 6/0

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

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

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

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

There is no policy directly relevant to this report.

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.

There is no direct risk implication to this report.

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

Simple Majority

(80/2026) Moved: Cr Dickson Seconded: Cr Gamble
That Council accept the Chief Executive Officer's report as presented.

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

Tom Kettle declared a financial interest in item 10.3.2 and left the room at 4:25pm.

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)

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

VOTING REQUIREMENTS:

Simple majority

COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION:

(81/2026) Moved: Cr Lawson Kerr

Seconded: Cr Begley

- 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.***

CARRIED 6/0

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

Tom Kettle reentered the room at 4:26pm.

11. PLANNING AND BUILDING

Cr Begley and Cr Loton declared an impartiality interest in item 11.1.1.

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

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

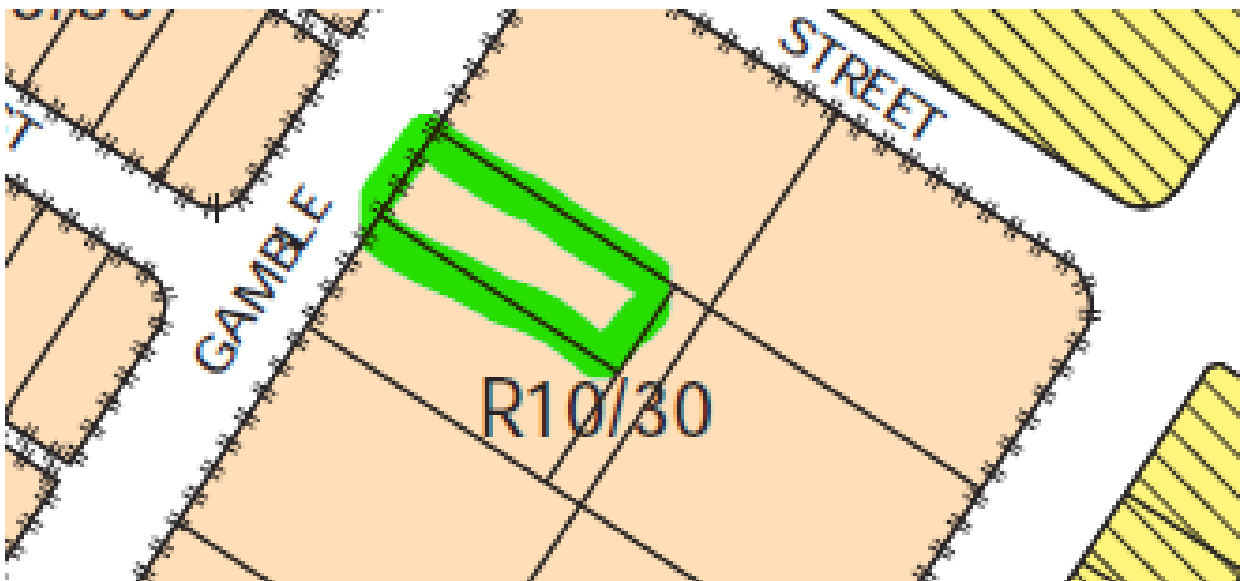
1.3 Local Planning Scheme

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.

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(82/2026) Moved: Cr Dickson

Seconded: Cr Gamble

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.

CARRIED 6/0

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



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

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 COUNCIL RESOLUTION:

(83/2026) Moved: Cr Gamble

Seconded: Cr Dickson

That Council accept item 14.1 and 14.2 as published on the Shire's website as urgent business in order to meet the CEACA grant funding deadline of 31 July 2026.

CARRIED 6/0

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

Cr Stratford declared an impartiality interest in item 14.1.

14.1. DEVELOPMENT APPROVAL (DA) APPLICATION – 21 GAMBLE ST, WYALKATCHEM

Applicant:	Modularis Pty Ltd
Location:	Lot 502 Gamble Street Wyalkatchem
Date:	14 July 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	7.02
Attachment Reference:	Development Application as submitted

1. Introduction

The application seeks development approval for the construction of three single-storey grouped dwellings on Lot 502 Gamble Street, Wyalkatchem. The proposal forms part of a community housing initiative being undertaken by the Shire of Wyalkatchem in partnership with CEACA to increase the availability of housing within the township.

The subject land is currently reserved for 'Public Purpose' under Local Planning Scheme No. 4 (LPS4) and comprises a former police reserve now owned by the Shire of Wyalkatchem. A Scheme Amendment has been initiated by Council to rezone the land to 'Residential', reflecting the Shire's long-term intention for the site to accommodate housing.

The proposal involves the development of three dwellings on a vacant site within the established Wyalkatchem townsite. Accordingly, the primary planning consideration is whether the proposed residential development is appropriate having regard to the current reservation, the surrounding locality and the broader strategic intent for the land.

1.1 Location

Lot 502 Gamble Street is a vacant parcel of land situated within the Wyalkatchem townsite. The site contains a mixture of cleared areas and established vegetation, including a number of mature trees dispersed throughout the lot. The property benefits from frontage to Flint Street and is surrounded by existing residential development. The site is generally unconstrained by topography and is capable of accommodating residential development while retaining elements of existing vegetation where practical.

Image 1: Site Location Map



2. Planning Framework

2.1 Statutory and Strategic Framework

This assessment has been undertaken having regard to the statutory and strategic planning framework applying to the Shire of Wyalkatchem. The primary statutory planning instrument is the Shire of Wyalkatchem Local Planning Scheme No. 4 (LPS4), which establishes the land use and development controls applicable throughout the Scheme area.

The subject land is legally described as Lot 502 on Deposited Plan 432716 and is owned by the Shire of Wyalkatchem. The site is currently reserved for 'Public Purpose – Police' under LPS4 and forms part of a former police reserve that is no longer required for its original purpose. The land was acquired by the Shire in June 2026 as part of a broader initiative to facilitate the delivery of community housing within the township.

Pursuant to Clause 3.3 of LPS4, planning approval is required for the use and development of land reserved for a public purpose. In considering development on reserved land, regard must be given to the purpose of the reservation and any relevant public authority interests.

A Scheme Amendment has been initiated by Council to rezone the land from Public Purpose – Reserve to Residential R10/30. The Shire has not yet forwarded the scheme amendment to the Western Australian Planning Commission (WAPC) for consent to advertise. The scheme amendment will be forwarded to the WAPC imminently for consent to advertise.

While the land remains reserved at the time of assessment, the proposed amendment reflects the Shire's strategic intent for the site to accommodate residential development and provides relevant context in considering the planning merits of the proposal.

The Scheme is supported by the Shire's Local Planning Strategy, which provides the overarching framework for land use and development within the district. In this regard, the proposal supports the delivery of additional housing within the established townsite and contributes to the long-term sustainability and growth of the local community.

2.1.1 Zoning and Permissibility

The subject site is currently reserved for 'Public Purpose' under Local Planning Scheme No. 4 (LPS4). Development on reserved land is not assigned a permissibility classification in the same manner as land within a zone and must instead be assessed having regard to the purpose of the reservation, the broader planning context, and the planning merits of the proposal.

The proposal comprises three grouped dwellings intended to provide community housing on land that is no longer required for its original public purpose and has been identified by the Shire for future residential use. Importantly, a Scheme Amendment is currently being progressed to rezone the land to a residential zone, demonstrating a clear strategic intent by the local government to facilitate future residential development of the site. While the amendment process has not yet been finalised, the proposal is consistent with the intended future planning framework and land use outcomes envisaged for the land.

The proposal will deliver much-needed social housing and is supported by the Department of Planning, Lands and Heritage. In this regard, the development provides a clear community benefit and responds to an identified housing need.

Given the advancement of the rezoning process and the strategic intent for residential development of the site, approval of the development application at this stage is not expected to prejudice orderly and proper planning, nor undermine the purpose of the current reservation.

Accordingly, the proposed development is considered acceptable on its planning merits.

2.1.2 Residential Zoning under Scheme Amendment

Scheme Amendment No. 2 proposes to rezone the subject land from 'Public Purpose' to 'Residential' with a split density coding of R10/30. While the amendment is not yet operative, it provides relevant strategic context regarding the intended future use of the site.

Under the proposed Residential zoning, grouped dwellings are capable of approval subject to compliance with the Residential Design Codes (R-Codes) and consideration of relevant design and amenity matters. The proposed development comprises three dwellings on a 1,571sqm site, which is comfortably within the development potential anticipated under the proposed R30 density coding.

The proposal incorporates appropriate setbacks, vehicle access, parking, private open space and landscaping, and achieves a built form outcome that is compatible with the character of the surrounding locality. In this regard, the development is generally consistent with the residential development outcomes contemplated by the proposed Scheme Amendment.

3. Proposed Development

The application seeks development approval for the construction of three (3) single-storey modular dwellings at Lot 502 Gamble Street, Wyalkatchem. The development is proposed on a 1,571sqm site and comprises three two-bedroom, one-bathroom dwellings, together with associated residential infrastructure and site works.

The dwellings are arranged across the site with two dwellings fronting Flint Street and a third dwelling located toward the rear of the lot. Vehicle access is proposed via Flint Street, with individual crossovers provided to the two front dwellings and a shared access driveway servicing the rear dwelling. A reversing bay is provided to enable vehicles associated with the rear dwelling to exit the site in a forward gear.

Each dwelling incorporates a carport, front porch, private alfresco area, clothesline, external bin storage area, rooftop solar panels and private open space. New fencing is proposed throughout the development, including 1.8 metre high Colorbond fencing to provide privacy between dwellings and adjoining properties.

The proposed dwellings are of contemporary modular design and include a combination of Colorbond and timber horizontal cladding, with Colorbond roofing and aluminium framed windows. The dwellings present a maximum building height of approximately 3.995 metres above natural ground level.

The development intended to facilitate the delivery of community housing by CEACA within Wyalkatchem. Supporting documentation indicates the proposal forms part of a broader Wheatbelt housing initiative being undertaken across a number of regional local government areas. The estimated cost of the development is stated to be \$1,967,539.00 and to be completed within 5 months.

3.1.1 Landscaping

A landscaping plan has been submitted as part of the application. The plan incorporates new tree planting, deep soil planting areas and mulched garden beds throughout the development to enhance the visual presentation of the site and provide a landscaped setting for future residents.

The landscaping is integrated with the proposed private open space areas and complements the pedestrian access network, clotheslines and communal driveway arrangement. The submitted plans also identify the retention of a number of existing trees

within the site, together with the removal of selected trees to facilitate the proposed development and associated access arrangements.

Overall, the landscaping treatment is considered appropriate for the scale of the development and will assist in softening the built form and improving the visual amenity of the site.

3.1.2 Stormwater

Stormwater drainage is proposed to be directed to the street drainage system in accordance with the submitted engineering details.

3.2 Consultation

Nil.

4. Assessment

4.1 Land Use

The proposal seeks approval for three grouped dwellings on land currently reserved for 'Public Purpose' under Local Planning Scheme No. 4. While residential development is not ordinarily associated with land reserved for a public purpose, the site is no longer required for its original function and has been identified by the Shire for the delivery of community housing. The proposal will facilitate additional housing within Wyalkatchem and is considered to provide a clear community benefit. In these circumstances, the development is not considered to prejudice or undermine the purpose of the reservation and represents an appropriate and orderly use of the land.

4.2 Built Form and Siting

The proposed dwellings are single-storey in form and are compatible with the established residential character of the surrounding locality. The building siting, setbacks and fencing treatments provide an appropriate level of separation between dwellings and adjoining properties, whilst maintaining an attractive interface with Flint Street. Carport design and placement ensure ancillary structures do not dominate the streetscape. Overall, the development is considered to achieve an appropriate built form outcome that is consistent with the scale and character of surrounding development.

4.3 Amenity Impacts

The proposal is not expected to generate unreasonable amenity impacts on adjoining properties. Given the single-storey scale of the development, significant overlooking or overshadowing impacts are unlikely to occur. The development will generate activity consistent with normal residential use and is not expected to result in adverse noise or traffic impacts beyond those typically associated with residential development within the township.

The proposal will provide an acceptable residential environment for both future occupants and neighbouring landowners and is therefore consistent with the amenity objectives of the Residential Design Codes.

4.4 Access and Infrastructure

Vehicular access is proposed via Flint Street and comprises two individual crossovers servicing the front dwellings together with a shared driveway providing access to the rear dwelling. A reversing area is provided to enable vehicles associated with the rear dwelling to exit the site in a forward gear.

Each dwelling is provided with a covered parking bay and the access arrangements are considered suitable for the scale and intensity of development proposed. The development can be accommodated within the existing road network and no concerns have been identified in relation to access, parking or vehicle manoeuvring.

4.5 Servicing

The site is located within the established Wyalkatchem townsite and can be readily connected to existing infrastructure, including reticulated water, sewer and power located within Flint Street and the surrounding road network.

4.6 Environmental Considerations

Vegetation

The site contains a number of established mature trees and areas of scattered vegetation. Whilst some vegetation removal is required to facilitate the proposed development, a number of existing trees are proposed to be retained and supplemented through new landscaping. Having regard to the urban context of the site and the scale of the proposed works, vegetation is not considered to present a constraint to development. The retention of existing trees and incorporation of additional landscaping will assist in maintaining the visual amenity of the site and provide an appropriate landscape setting for the development.

Salinity

A review of Department of Water and Environmental Regulation mapping identifies the site as being located within an area affected by an L2 Salinity Risk and L2 Surface Salinity Risk classification. Whilst the mapping indicates a moderate regional salinity risk, no site-specific information has been provided to suggest that the land is presently affected by salinity. Given the site's location within the established Wyalkatchem townsite, together with the absence of any identified salinity constraints, the proposal is not considered to be adversely affected by salinity and the site is capable of accommodating the proposed residential development.

Land Capability

The site is located within the established Wyalkatchem townsite and benefits from frontage to Flint Street and access to existing services and infrastructure. The land is generally level and of sufficient size and configuration to accommodate the proposed development. No significant physical or environmental constraints have been identified that would prevent the orderly development of the site for residential purposes.

5. Conclusion

The proposed development has been assessed against the provisions of Local Planning Scheme No. 4, the relevant strategic planning framework and the planning merits of the proposal. While the subject land remains reserved for 'Public Purpose', the site is no longer required for its original function and has been identified by the Shire for the delivery of community housing. In this regard, the proposal will provide a tangible community benefit through the provision of additional housing stock within Wyalkatchem.

The assessment has found that the development is compatible with the character of the surrounding locality, achieves an appropriate built form outcome, will not result in unreasonable impacts on adjoining landowners, and can be adequately serviced by existing infrastructure. No significant environmental or site constraints have been identified that would prevent the orderly development of the land for residential purposes.

Having regard to the absence of any identified or foreseeable public authority requirement for the land in its current reserved form, the site's location within an established residential setting, and its capacity to be readily serviced by existing infrastructure, the proposal will not prejudice the objective or future utility of the reservation. Instead, it represents the orderly and adaptive reuse of surplus public land to achieve a legitimate planning outcome that aligns with the principles of orderly and proper planning.

While the progression of Scheme Amendment No. 2 cannot yet be considered a seriously entertained planning instrument, it provides relevant strategic context regarding the intended future use of the site and reinforces the suitability of residential development in this location.

Having regard to the above, the proposal is considered to represent an appropriate and orderly form of development, is generally consistent with the applicable planning framework, and is recommended for approval subject to conditions.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

There are no financial implications with this report.

RISK IMPLICATIONS

There are low compliance risks associated with approving the DA prior to scheme amendment no. 2 being a seriously entertained planning instrument. These risks are mitigated by the Council's support of Scheme Amendment No.2 and the relevant strategic context supporting the suitability of residential development.

The upside opportunity is through supporting increase in local housing as the Shire's Town Action Plan, Strategic Community Plan 2024-34 and full membership of CEACA.

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 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
5.6	Increase the supply of quality independent living units**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(84/2026) Moved: Cr Dickson Seconded: Cr Gamble

That Council approves the proposed development comprising three (3) single-storey modular grouped dwellings at Lot 502 Gamble Street, Wyalkatchem, subject to the following conditions.

1. Development Plans

This approval is for three (3) single-storey modular grouped dwellings as shown on the approved plans dated 08 June 2026. No other development forms part of this approval;

2. External Finishes

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive, to the satisfaction of the Shire;

3. Colour and Materials

The colours, materials and finishes of the development shall be in accordance with annotations shown on the approved plans and the schedule of finishes which forms part of this approval, unless otherwise approved by the Shire;

4. Landscaping

Prior to the occupation or use of the development, all works shown in the approved landscaping plan shall be undertaken in accordance with the approved plans to the satisfaction of the Shire, and maintained thereafter to the satisfaction of the Shire, at the expense of the owners/occupiers;

5. Car Parking and Access

All vehicle parking, manoeuvring and access areas shall be constructed, paved and drained in accordance with the approved plans and are to comply with the requirements of Australian Standard AS2890.1, to the satisfaction of the Shire;

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

6. Building Design

Prior to the occupation or use of the development Functional Utilities, as defined by the Residential Design Codes, excluding solar collectors, shall:

- be located behind street setback areas and not visible from Flint Street;*
- designed to integrate with the development; and*
- are located and/or screened so they are not visually obtrusive and minimise impacts to habitable rooms and private open space on the subject site and adjoining properties.*

to the satisfaction of the Shire;

7. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

CARRIED 6/0

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

COMMENT

The *Local Government Act 1995* section 3.58 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 502, volume LR3131, Folio 297 at 21 Gamble Street Wyalkatchem (the land). The land was subdivided since it was purchased for \$47,500 and therefore a market valuation was required to comply with section 3.58 *Local Government Act 1995*. The mid-point value contained in the market valuation was \$35,000 (attachment 1).

The Shire intends to dispose of the land to CEACA Ltd for nil consideration.

Subject to Council approval to dispose of the land, a draft deed of gift be executed under the *Local Government Act 1995* and the transfer to CEACA Ltd will be finalised. This is required to be completed in a timely manner for CEACA to meet their State and Federal Government funding requirements.

The Shire has held full membership of CEACA for many years and through this partnership seeks to leverage access to funding opportunities for the development of independent aged living units and social housing within Wyalkatchem. The current CEACA expansion project has been successful in funding submissions through State and Federal grant programs. The project is seeking to deliver 54 additional independent living units across 11 Wheatbelt Shires, including an additional four dwellings to the Wyalkatchem community. One dwelling will be built at lot 6, unit 5 (#4) Swan street and Lot 502 at 21 Gamble street will host the additional 3 dwellings and is subject to a development approval at this same meeting.

The Shire's Housing Town Action Plan identifies that the estimated housing demand in the Shire is eight times greater than the current supply. This project with CEACA is identified as a key short-term priority in the Town Action Plan to help address the housing shortage within the Shire. This project is also strongly aligned with priority 2.2, 5.6 and 5.7 in the Shire's Strategic Community Plan 2024-2034.

The recommendation provided to Council progresses earlier resolutions intending to gift land to CEACA to facilitate the delivery of four social housing units as part of CEACA's funding arrangement with the Federal and State Governments.

The Shire of Wyalkatchem has undertaken its required public notice functions under section 3.58 and 1.7 of the *Local Government Act 1995* and upon receipt of nil submissions relating to the disposal, the recommendation to Council is to approve the disposal of land as intended.

STATUTORY ENVIRONMENT

Local Government Act 1995

Section 1.7 – Local Public Notice

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 financial implications associated with disposal of the land including land valuation, legal advice, advertising and conveyancing. These costs are provided for in the 2025/26 and 2026/27 annual budgets.

RISK IMPLICATIONS

There are minor compliance risks associated with disposal of property by advertising under section 3.58. These risks are mitigated by advertising for public submissions, the inclusion of an independent land valuation and a strong connection to the Shire's Housing Town Action Plan and Strategic Community Plan 2024-2034.

The upside opportunity is an increase in housing options within the Town which are not otherwise within the Shire's capacity to deliver.

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 2. Essential services and infrastructure enable economic growth
2.2	Develop land and housing initiatives in partnership with the private sector and all tiers of govt.

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
5.6	Increase the supply of quality independent living units**
5.7	Support community and care services to support ageing in home

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

(85/2026) Moved: Cr Dickson

Seconded: Cr Begley

That Council:

- 1. Notes the local public notice period for the disposal of Lot 502, Volume LR3132, Folio 297 at 21 Gamble Street Wyalkatchem has been undertaken in accordance with section 3.58(3) and section 1.7 Local Government Act 1995.**
- 2. Notes the public notice period commenced on 1 July 2026 and concluded on 15 July 2026 with nil submissions received.**
- 3. Approve the disposal of Lot 502, Volume LR3132, Folio 297 at 21 Gamble Street Wyalkatchem in accordance with section 3.58 Local Government Act 1995 to the Central East Accommodation and Care Alliance Ltd (CEACA) for nil consideration.**
- 4. Authorises the Shire President and Chief Executive Officer to finalise and execute the disposal of the land including the affixing of the common seal on documents under the Local Government Act 1995.**

CARRIED 6/0

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

15. MATTERS BEHIND CLOSED DOORS

Nil

16. CLOSURE OF THE MEETING

There being no further business, the Presiding Member closed the meeting at 4:32pm.