



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

**15 October 2026**

**Council Chambers**

**Honour Avenue**

**Wyalkatchem**

**Commencement: 4:01pm**

**Closure: 4:20pm**

### **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 22 October 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 4:01pm.

**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 4:02pm.

**3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE**

**3.1. Attendance**

|                      |                                |
|----------------------|--------------------------------|
| Cr Christy Petchell  | President and Presiding Member |
| Cr Christopher Loton |                                |
| Cr Justin Begley     |                                |
| Cr Rod Lawson Kerr   |                                |
| Cr Tracey Dickson    |                                |

|                  |                                |
|------------------|--------------------------------|
| Aldo Lamas       | Acting Chief Executive Officer |
| Claire Trenorden | Manager Corporate Services     |

**3.2. Visitors**

Nil

**3.3. Apologies**

|                     |                         |
|---------------------|-------------------------|
| Cr Mischa Stratford | Deputy President        |
| Cr Stephen Gamble   |                         |
| Tom Kettle          | Chief Executive Officer |

**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 Ray Sutherland  
Mrs Bobbie Reilly  
Mr Mark Greenslade

**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**

Nil

**7. CONFIRMATION AND RECEIPT OF MINUTES**

**7.1. Confirmation of Minutes**

**7.1.1. Ordinary Council Meeting – 21 September 2026**

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

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION:**

**(116/2026) Moved: Cr Lawson Kerr**

**Seconded: Cr Begley**

***That the minutes of the Shire of Wyalkatchem Ordinary Meeting of Council of Monday 21 September 2026 (Attachment 7.1.1) be confirmed as a true and correct record.***

**CARRIED 5/0**

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

**7.2. Receipt of Minutes**

Nil

**7.3. Receipt of Reports**

Nil

**8. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

The Presiding Member extended her congratulations to everyone involved in organising and volunteering their time to the Rodeo and mentioned that the bootscooting and the Sunday markets added a fantastic element to the weekend.

Congratulations to Mia Davies on her recent appointment as the Chair of the Central East Accommodation and Care Alliance. She wished Mia and the CEACA board every success.

The next Coffee with a Councillor will be held on Wednesday 28 October 2026 from 10am to 11am at the Café.

**9. MATTERS FOR WHICH THE MEETING MAY BE CLOSED**

Nil

## **10. REPORTS**

### **10.1. CORPORATE AND COMMUNITY SERVICES**

#### **10.1.1. ACCOUNTS FOR PAYMENT – SEPTEMBER 2026**

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| Applicant:              | Shire of Wyalkatchem                                      |
| Location:               | Shire of Wyalkatchem                                      |
| Date:                   | 7 October 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 – September 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 September 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          | EFT5603     | EFT5550                    |
| Reserves            | EFT          | EFT         | No Payments                |
| DD                  | DD           | DD4449.1    | DD4428.1                   |

### **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 2026/27 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.

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

#### **VOTING REQUIREMENT**

Simple Majority

#### **OFFICER RECOMMENDATION/COUNCIL RESOLUTION:**

**(117/2026) Moved: Cr Dickson**

**Seconded: Cr Loton**

***That Council endorse the total payments for the month of September 2026 being \$217,042.04 which comprised of:***

- 1. Cheque payments in the Municipal Fund totalling \$0.00;***
- 2. Electronic Funds Transfer (EFT) payments in the Municipal Fund totalling \$188,548.39 and***
- 3. Direct Debit (DD) payments in the Municipal Fund totalling \$28,493.65.***

***CARRIED 5/0***

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

### **10.1.2. ACCOUNTS FOR PAYMENT – CREDIT CARDS – AUGUST 2026**

|                         |                                               |
|-------------------------|-----------------------------------------------|
| Applicant:              | Shire of Wyalkatchem                          |
| Location:               | Shire of Wyalkatchem                          |
| Date:                   | 7 October 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 – August 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 2026/27 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.

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

#### **VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION/COUNCIL RESOLUTION:**

***(118/2026) Moved: Cr Lawson Kerr***

***Seconded: Cr Begley***

***That Council endorse credit card payments for the period 29 July 2026 to 28 August 2026, totalling \$3,833.12 (refer to attachment 10.1.2).***

***CARRIED 5/0***

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

### **10.1.3. MONTHLY FINANCIAL REPORTS – SEPTEMBER 2026**

|                         |                                                             |
|-------------------------|-------------------------------------------------------------|
| Applicant:              | Shire of Wyalkatchem                                        |
| Location:               | Shire of Wyalkatchem                                        |
| Date:                   | 7 October 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 September 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**

##### **September 2026**

Total Cash Available as at 30 September 2026 is \$7,222,062;

- cash available is made up of unrestricted cash \$3,467,691 (48.02%) and
- restricted cash \$3,754,371 (51.98%).

Rates Debtors balance as at 30 September 2026 is \$490,479 and Rates Notices for 2026-27 were issued in July 2026. Rates collected as at end of September were \$1,241,046 - 72%.

##### **September 2026:**

Operating Revenue – Operating revenue of \$2,172,687 is made up of Rates - 76%, Grants - 15%, Fees and Charges - 8% and Interest – 1%.

Operating Expenses – Operating expenses of \$982,971 is made of Employee Costs – 39%, Materials and Contracts – 49%, Insurance – 8%, and Utility – 4%.

### 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.

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

### VOTING REQUIREMENT

Simple Majority

### OFFICER RECOMMENDATION/COUNCIL RESOLUTION:

**(119/2026) Moved: Cr Begley**

**Seconded: Cr Loton**

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

**CARRIED 5/0**

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

## **10.2. WORKS AND SERVICES**

### **10.2.1. WORKS OFFICER'S REPORT – OCTOBER 2026**

|                         |                            |
|-------------------------|----------------------------|
| Applicant:              | Shire of Wyalkatchem       |
| Location:               | Shire of Wyalkatchem       |
| Date:                   | 7 October 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 7 October 2026.

## **OVERVIEW**

### **SUMMARY - ROADS / TOWN/ BUILDINGS**

#### **CAPITAL WORKS PROGRAM**

Overall, the Capital Works Program is progressing well and remains on track for this stage of the financial year.

Two major road projects, Benjaberring South Road and Wyalkatchem North Road, are now approximately 95% complete, with only the delivery and installation of signage remaining. Outstanding works include the installation of road signs, road name signs, guideposts, culvert markers, and the completion of asphalt works at intersection of Martin Rd and Wyalkatchem North Rd.

Once these final items are completed, both projects will be fully delivered and operational, providing improved safety, accessibility, and road conditions for road users.

## **Current Status**

### **Completed Projects**

The following projects have been completed during the reporting period:

1. Benjaberring S Rd - SLK 0.00 to 2.70
  - Survey pickup completed.
  - Tree pruning completed.
  - Shoulder gravel top-up completed.
  - Drainage works completed.
  - Widening and stabilisation works completed.
  - Widening sealing works completed.

2. Wyalkatchem North Rd - SLK 8.40 to 9.90

- Survey pickup completed.
- Shoulder gravel top-up completed.
- Drainage works completed.
- Formation and stabilisation work completed.
- Sealing works completed.

3. Access laneway (From Gamble St to Riches St)

- Procurement process commenced.
- Request for Quotation (RFQ) documentation is currently being prepared for issue to contractors.

### **ROAD & MAINTENANCE**

Routine operational works continue to support the maintenance, renewal, and improvement of the Shire's road network and associated infrastructure assets. These activities focus on preserving asset condition, improving road safety, and ensuring the ongoing functionality of transport routes throughout the Shire.

- **Refuse Site**

Routine weekly maintenance continued throughout the month at the Refuse Site to ensure the facility remains safe and operational.

- **Traffic Counter**

Traffic counters have been installed throughout the Shire to collect traffic volume data. The information gathered will assist with future maintenance planning, grant funding applications, and asset management decisions.

The Shire's road network consists of 122 roads. To date, traffic counters have been installed on 77 roads, representing 63.1% of the network. The remaining 45 roads (36.9%) will be surveyed by the end of the financial year, providing complete low-season traffic data across the entire road network.

Following the collection of low-season data, the Shire's objective is to undertake traffic counts across the whole network during the peak harvest season. This will enable a direct comparison between low-season and harvest-season traffic volumes and provide a more accurate understanding of road usage patterns throughout the year.

Upon completion of the program, the Shire will have traffic count information covering 100% of the road network, providing valuable data to support asset management, maintenance planning, future capital works programming, and funding applications.

During the coming harvest season, traffic counters have been installed on selected roads between 1 October and 30 January to collect traffic data and capture seasonal variations in traffic volumes.

Traffic Counter Locations (Harvest Season Monitoring):

3 x Traffic Counters at Wyalkatchem North Road - SLK 0.39, SLK 8.00 and SLK 11.00

2 x Traffic Counters at Wyalkatchem Koorda Road - SLK 0.80 and SLK 17.00

1 x Traffic Counter at Wyalkatchem Cunderdin Road - SLK 30.00

1 x Traffic Counter at Wyalkatchem Tammin Road - SLK 27.50

1 x Traffic Counter at Old Nalkain Road - SLK 1.00

1 x Traffic Counter at Elsegood Road - SLK 0.10

A total of 9 traffic counters have been deployed across 6 key roads to capture harvest-season traffic movements and improve the Shire's understanding of both light and heavy vehicle usage across the network. This information will assist in prioritising future maintenance works and supporting evidence-based funding submissions.

- **Roadside Slashing**

The Works Team undertook roadside slashing activities along a section of Cunderdin-Wyalkatchem Road, from the Shire boundary to Hobden Road, covering approximately 2 kilometres. These works were carried out to improve road safety, maintain visibility for road users, and reduce vegetation growth within the road reserve.

The Shire will continue to inspect and identify locations requiring roadside slashing and vegetation management works as part of its ongoing maintenance program. Priority will be given to areas where vegetation growth may impact road safety, sight distances, access to infrastructure, or increase fire risk. These ongoing activities will help maintain a safe and functional road network for all road users.

- **Pothole Maintenance**

The Works Team carried out pothole maintenance works on Wyalkatchem-Koorda Road, Wallambin Road, within the Townsite, and on Tammin-Wyalkatchem Road.

These works involved identifying and repairing potholes to improve road safety, maintain driving conditions, and prevent further deterioration of the road pavement. Priority was given to locations where defects posed a potential risk to road users or had the potential to develop into more significant maintenance issues.

The Shire will continue to inspect the road network and undertake pothole repairs as required to ensure roads remain safe, serviceable, and accessible for all users.

- **Maintenance Grading**

Maintenance grading is continuing throughout the Shire to improve and maintain road conditions, ensuring safe and reliable access for residents, agricultural operations, school bus services, and other road users. These works form part of the Shire's ongoing road maintenance program and assist in preserving the condition and serviceability of the unsealed road network.

The following roads were completed during this reporting period:

1. Old Nalkain Rd
2. Mitchell Rd
3. North West Boundary Rd
4. Elsegood Rd
5. Lawrence Rd
6. Trotting Track Rd

[Refer to Photographs - Attachment A](#)

## **PARKS AND GARDENS**

- **Weed Management**

We are currently undertaking the Shire's annual weed management and follow-up spraying program across the municipality.

Staff continue to monitor weather conditions and undertake herbicide applications when suitable spraying conditions are available. This ensures effective treatment outcomes and compliance with best-practice environmental management.

Current works focus on weed control and vegetation management across all Shire-owned properties and Crown land reserves under the Shire's care and control. These activities are aimed to improve the presentation of public areas, protecting native vegetation, and minimising fire hazards.

The program is being delivered progressively throughout the season, with priority given to areas experiencing higher weed growth, known problem locations, road verges, reserves, and other public open spaces. Follow-up inspections and treatments will be undertaken as required to maximise the effectiveness of the program and achieve long-term weed control outcomes.

Overall, the weed management program is progressing well and remains on schedule for completion within the current spraying season. Staff will continue to monitor treated areas and respond to emerging weed issues as required to maintain the Shire's assets and public spaces to an appropriate standard.

- **Rodeo**

The Works Team was busy preparing for the recent Rodeo event. Preparations included the installation of temporary fencing and event signage, as well as undertaking general maintenance works around the facilities and surrounding grounds.

These activities ensured the venue was safe, well-presented, and ready to accommodate competitors, spectators, and event organisers. Staff completed the final preparations and inspections prior to the event to ensure all facilities were in good condition and fully operational.

The event was successfully supported through the combined efforts of Shire staff, volunteers, and organisers, contributing to another successful community event.

- **Standpipe Backflow Testing**

Backflow testing was conducted on the Shire's standpipes to ensure compliance with water authority requirements and to verify that all backflow prevention devices were operating correctly. The testing helps protect the potable water supply from potential contamination and ensures the continued safe operation of the standpipe facilities.

## **TRAINING**

- **Active Bystander Training**

Shire staff recently participated in Active Bystander Training, aimed at increasing awareness of inappropriate workplace behaviours and providing practical strategies for safely and effectively responding to situations of concern.

The training focused on promoting a respectful, inclusive, and safe workplace culture by empowering staff to recognise, challenge, and report unacceptable behaviours when they occur. Participants gained a better understanding of their responsibilities

in supporting positive workplace interactions and fostering a culture of accountability and respect.

The training was well attended and provided valuable skills and knowledge that will assist staff in maintaining a professional and supportive working environment across the organisation.

▪ **Venomous Snake Relocation Training**

Staff attended Venomous Snake Relocation Training to enhance their knowledge and skills in the safe identification, handling, and relocation of venomous snakes. The training will assist in ensuring staff can respond appropriately to snake encounters while maintaining public and workplace safety.

**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.

|                             |                                                                                                                                                                                                                      |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pillar 1<br/>Economy</b> | <b>Statement of Strategic Outcome:</b> 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. |
| <b>Goal No.</b>             | <b>GOAL 1.</b> 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                                                                                                                                                                               |

|                               |                                                                                                                                                                                                                     |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pillar 2<br/>Community</b> | <b>Statement of Strategic Outcome:</b> 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. |
| <b>Goal No.</b>               | <b>GOAL 5.</b> 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:**

**(120/2026) Moved: Cr Begley**

**Seconded: Cr Lawson Kerr**

***That Council receives the Works Manager's report.***

**CARRIED 5/0**

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



*Photo: Wyalkatchem North Rd*



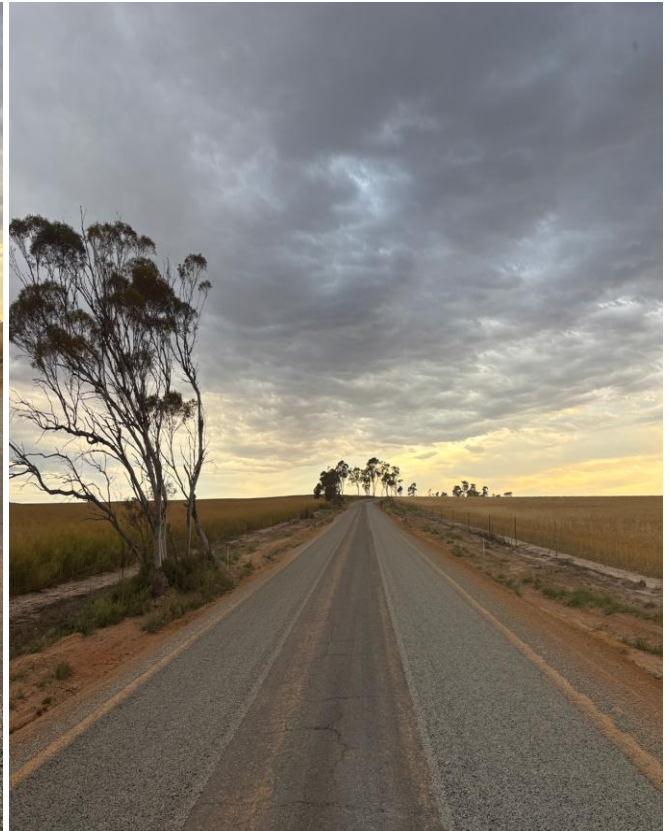
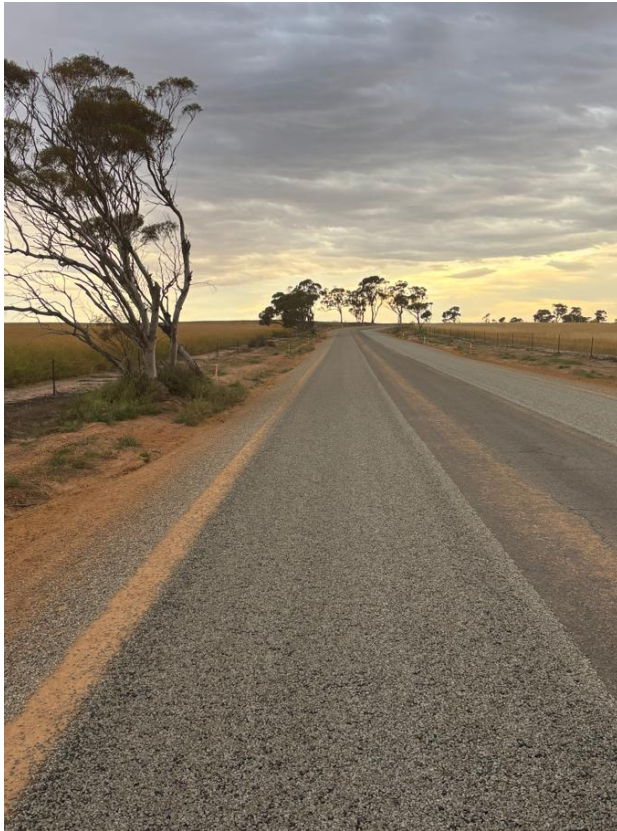


*Photo: Benjaberring South Rd*



*Photo: Wyalkatchem Koorda Rd Signage Replacement*



*Photo: Cunderdin Wyalkatchem North Rd – Slashing*



*Photo: Shire of Wyalkatchem Active Bystander Training*



*Photo: Shire of Wyalkatchem Snake Handling Training*

### 10.3. GOVERNANCE AND COMPLIANCE

Nil

### 11. PLANNING AND BUILDING

#### 11.1.1. DEVELOPMENT APPROVAL (DA) APPLICATION – LOT 50/51 CEMETERY RD, WYALKATCHEM

|                         |                                              |
|-------------------------|----------------------------------------------|
| Applicant:              | Kenneth William and Lisa Marie Hansen        |
| Location:               | Lot 50/51 Cemetery Rd, Wyalkatchem           |
| Date:                   | 7 October 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

The application seeks development approval for the construction of a steel-framed Colourbond shed, installation of a prefabricated toilet and shower facility and associated site works and service connections on Lots 50 and 51 Cemetery Road, Wyalkatchem. The subject land is currently zoned for *'Light industry'* under Local Planning Scheme No. 4 (LPS4) and comprises an irregular shaped lot of 0.22ha owned by the proponents.

#### 2. Site Context

Lots 50 and 51 Cemetery Road (**'the site'**) comprise a vacant parcel of land situated on the outskirts of the Wyalkatchem townsite. The site is generally level and predominantly cleared, with two single-storey buildings situated along the southeastern boundary adjacent to Cemetery Road.

**Image 1: Site Location Map**



The site is enclosed by fencing, comprising Colourbond fencing along the eastern, northern and western boundaries. A mesh fence remains along the southern frontage to Cemetery Road.

The surrounding locality comprises a transition between the developed edge of the townsite and surrounding rural land, with land uses in the broader area characterised by a mix of rural, industrial, residential and commercial related activities. Access to the site is provided via Cemetery Road.

Historical aerial and street-level imagery indicates the site was previously used for fuel storage and distribution purposes. Historical development appears to have included a storage shed located toward the rear of the property, three vertical fuel storage tanks and an associated refuelling facility located centrally within the site. These structures have since been removed, leaving the site largely vacant and cleared.

**Image 2: Historical development and fuel storage infrastructure on the subject site**

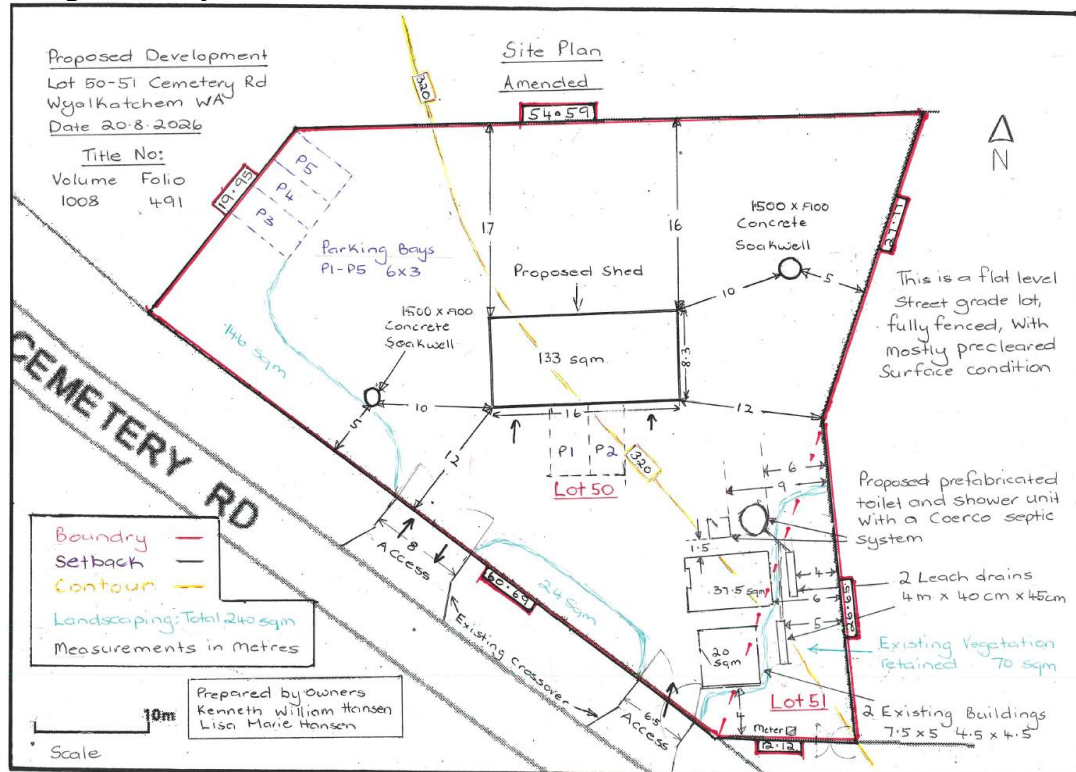


At the time of assessment, the site had an open and modified character, with minimal vegetation and limited built form. Existing development is confined to the two buildings adjacent to Cemetery Road and the boundary fencing.

### 3. Proposed Development

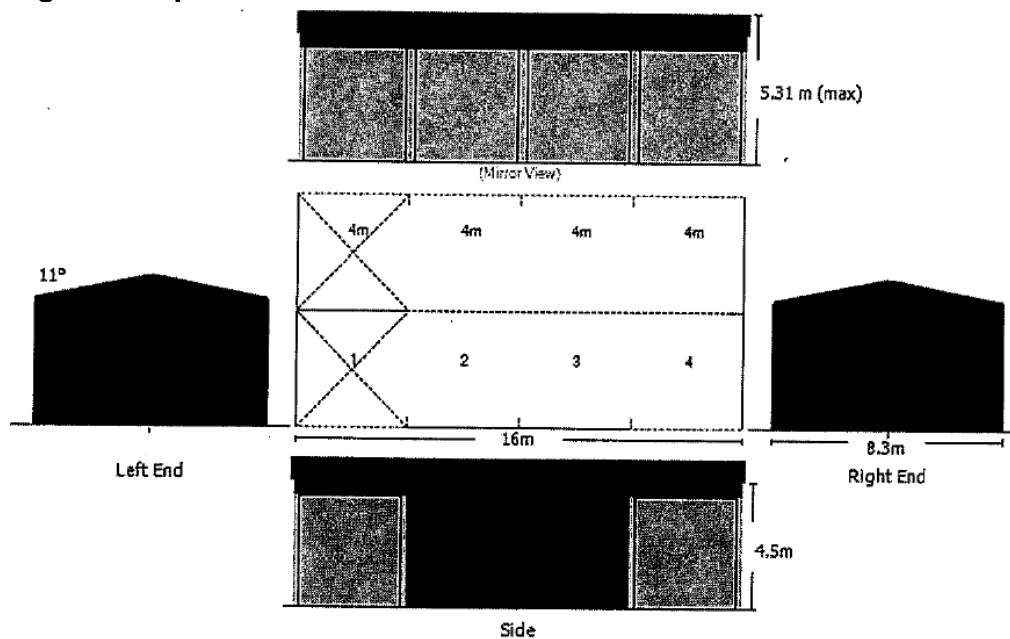
The proposed development comprises a steel-framed shed with external Colourbond wall and roof cladding. The shed is proposed to be centrally located on the site. The development also includes a prefabricated toilet and shower unit positioned along the eastern perimeter of the site.

### Image 3: Proposed Site Plan



The proposed shed has an approximate floor area of 133sqm and incorporates a gable roof design with a maximum height of approximately 5.31 metres above natural ground level. The building is constructed using steel portal framing and non-reflective Colourbond cladding and roofing, resulting in a simple design that is reflective of typical light industrial development.

**Image 4: Proposed shed elevations**



The application includes a prefabricated amenities unit comprising a toilet and shower facility. Submitted product information indicates the unit is a transportable structure measuring approximately 2.15 metres wide by 1.90 metres deep, with a maximum height of 2.45 metres. The unit incorporates a toilet, shower, hand basin, lighting, exhaust fan and internal plumbing and is intended to be connected to water, wastewater and power services. The amenities unit is proposed to be located adjacent to the existing single-storey buildings on the site, consolidating built form within one area of the property and providing ancillary facilities to support the use of the proposed shed.

**Image 5: Proposed prefabricated toilet and shower unit**



The proposal includes associated earthworks and site works necessary to facilitate the development, including service connections to the amenities unit and establishment of the shed on the lot. No changes are proposed to the existing access arrangements from Cemetery Road.

Overall, the proposal represents a modest form of industrial development comprising storage and ancillary amenities infrastructure.

#### **4. Planning 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 site is zoned '*Light Industry*'. The objectives of the Light Industry zone are to provide for service industries and light industries that do not adversely affect nearby sensitive land uses, provide employment opportunities, and ensure development is appropriately presented through setbacks and landscaping.

The application proposes the construction of a steel-framed Colourbond shed together with the installation of a prefabricated toilet and shower unit. The proposed development is considered industrial, consistent with the intended function of the Light Industry zone and requires development approval under the provisions of LPS4.

The Scheme is supported by the Shire of Wyalkatchem Local Planning Strategy, which provides strategic direction for land use and development throughout the district. Relevant objectives include encouraging business and employment opportunities, providing for industrial land uses that support local economic activity, and ensuring development occurs in an orderly and coordinated manner.

#### **5. Zoning and Permissibility**

The subject site is zoned Light Industry under LPS4. The objectives of the zone are to accommodate service industries and light industrial activities that do not adversely affect nearby sensitive land uses and are appropriately designed and presented.

The applicant has advised that the proposed development will be used for the storage, preservation and restoration of classic and vintage machinery. The proposed use is appropriately characterised as a Storage, which is a '**P**' (Permitted) use within the Light Industry zone under Table 1 of LPS4. Accordingly, the use is consistent with the intent and objectives of the zone and is capable of being supported, subject to compliance with the relevant development standards and any conditions of approval.

#### **6. Assessment**

##### **6.1 Land Use**

The applicant has advised that the proposed shed is intended to facilitate the storage, preservation and restoration of classic and vintage machinery. The activities are proposed

to be undertaken privately by the landowner on a sole-operator basis, with no employees, commercial enterprise or industrial service operation forming part of the application.

Under LPS4, the proposed use would be classified as storage / warehouse, both of which are permitted uses within the Light Industry zone.

The nature and scale of the proposed activities are considered consistent with the objectives of the Light Industry zone and are not anticipated to adversely affect surrounding land uses. To ensure the use remains consistent with that described by the applicant, it is recommended that conditions be attached to any approval requiring all restoration, maintenance, fabrication and storage activities to be undertaken within the approved shed and prohibiting outdoor storage or restoration activities without the prior approval of the local government.

It is further recommended that the approval not authorise the commencement of a business, commercial enterprise or industrial service operation from the site, with any such use requiring separate development approval.

Accordingly, the proposed development is considered acceptable having regard to the zoning of the land, the intended use of the shed and the established industrial character of the locality.

### **6.2 Built Form and Siting**

The proposed shed is centrally located within the site and is setback approximately 12 metres from the front boundary and 16 metres from the rear boundary. The shed therefore exceeds the minimum setback requirements prescribed by the Scheme and is considered appropriately sited having regard to the scale of the development and the industrial character of the locality.

The prefabricated toilet and shower unit is proposed approximately 6 metres from the eastern side boundary. As side setbacks within the Light Industry zone are determined at the discretion of the local government, the siting of the amenities unit is considered acceptable. Given its modest scale and ancillary function, the structure is not anticipated to adversely affect adjoining landowners or constrain the future development of surrounding lots.

Overall, the proposed development exhibits a built form and site layout consistent with the expectations of development within the Light Industry zone and is considered acceptable from a built form and siting perspective.

### **6.3 Landscaping**

Table II of LPS4 requires a minimum of 10% of the site to be landscaped and seeks to ensure setback areas and street frontages are appropriately presented.

The submitted site layout plan identifies approximately 240m<sup>2</sup> of landscaping, comprising retained vegetation and proposed landscaped areas distributed throughout the site. This exceeds the minimum landscaping requirement applicable to the development.

Whilst the landscape areas have been identified on the submitted site plan, detailed information regarding species selection, planting densities and irrigation has not been provided. Accordingly, it is recommended that any approval be conditioned to require the

submission of a detailed landscaping plan to the satisfaction of the local government prior to occupation of the development.

Subject to the submission and implementation of a detailed landscaping plan, the proposal is considered capable of satisfying the landscaping requirements of LPS4.

#### **6.4 Amenity Impacts**

The subject site is located within an established Light Industry area on the outskirts of the Wyalkatchem townsite. The surrounding locality comprises a mix of industrial, storage and service-related land uses together with vacant and undeveloped land.

Having regard to the scale of the proposed development, the industrial zoning of the land and the established character of the locality, the proposal is not anticipated to result in unreasonable amenity impacts. The scale and nature of the proposed development are comparatively modest when considered in the context of the former fuel storage and distribution infrastructure previously located on the site.

Machinery restoration and maintenance activities have the potential to generate noise, dust, fumes, waste products and visual impacts if undertaken outdoors. Accordingly, it is recommended that any approval require such activities to be undertaken within the approved shed and prohibit outdoor storage, restoration, maintenance or fabrication activities without the prior approval of the local government.

Subject to the recommended conditions, the proposal is not considered likely to adversely affect the amenity of adjoining properties or the wider locality.

#### **6.5 Access and Infrastructure**

The subject site has an existing frontage to Cemetery Road and benefits from an established vehicle crossover and access arrangements. No changes are proposed to the existing access arrangements.

The applicant has advised that the proposed activities will be undertaken by the landowner on a sole-operator basis with no employees associated with the development. The submitted site plan identifies five on-site parking bays, which exceed the parking demand anticipated from the proposed use.

The parking areas and internal access arrangements are appropriately configured to enable vehicles to enter, manoeuvre and exit the site in a safe and efficient manner. The site is of sufficient size to accommodate the proposed shed, parking areas and associated circulation space.

Accordingly, the proposed access and parking arrangements are considered satisfactory.

#### **6.6 Servicing**

The application proposes the installation of a prefabricated toilet and shower unit in association with the proposed shed. Information provided by the applicant indicates that the amenities unit will be connected to an on-site Coerco septic system incorporating leach drains for the disposal of wastewater generated by the development. The location of the septic system and associated effluent disposal infrastructure has been identified on the submitted site plan.

The submitted plans also identify an existing water meter servicing the property, indicating that reticulated water is available to the site. In addition, servicing information identifies water and power infrastructure within the surrounding road reserve network, indicating the site appears capable of being provided with the utility services necessary to support the proposed development, subject to the requirements of the relevant service providers.

Given the modest scale of the proposal and the nature of the intended use, no servicing constraints have been identified that would preclude the development from proceeding. The detailed design, installation and approval of wastewater disposal infrastructure, plumbing works and utility connections will be addressed through the relevant building, health and service provider approval processes.

Accordingly, the proposal is considered capable of being adequately serviced and is acceptable from a servicing perspective.

## **6.7 Environmental Considerations**

### **Vegetation**

The site is predominantly cleared and contains limited vegetation. The submitted plans identify areas of existing vegetation to be retained and the proposal is not anticipated to require substantial vegetation removal.

### **Salinity**

Available mapping indicates the site is located within an area subject to regional salinity risk. However, the site has been substantially modified through previous industrial use and no evidence has been provided to indicate that salinity currently affects the site or would constrain the proposed development. Given the scale of the proposal, salinity is not considered to represent a significant planning constraint.

### **Land Capability**

The site is generally level, cleared and appropriately configured to accommodate the proposed shed, amenities building and associated infrastructure. No physical, environmental or topographical constraints have been identified that would prevent development of the site. Accordingly, the land is considered capable of accommodating the proposed development.

## **7. Conclusion**

The application seeks development approval for the construction of a steel-framed Colourbond shed, a prefabricated toilet and shower unit and associated site infrastructure on Lots 50 and 51 Cemetery Road, Wyalkatchem.

The proposed development is consistent with the scale and form of development anticipated within the Light Industry zone and is considered acceptable having regard to the applicable requirements of LPS4. The proposal provides satisfactory setbacks, access, servicing and landscaping opportunities, and no significant amenity, environmental or infrastructure constraints have been identified.

Subject to conditions restricting activities to those described by the applicant and requiring the submission of a detailed landscaping plan, the proposal is considered capable of being supported.

## **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**

Nil.

## **COMMUNITY & STRATEGIC OBJECTIVES**

The matter before Council generally accords with the Shire of Wyalkatchem Strategic Community Plan 2024-2034 and is consistent with the orderly development and use of land contemplated under the local planning framework.

## **VOTING REQUIREMENT**

Simple Majority

## **OFFICER RECOMMENDATION/COUNCIL RESOLUTION:**

***(121/2026) Moved: Cr Loton***

***Seconded: Cr Lawson Kerr***

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

### ***1. Approved Plans***

***The development shall be carried out in accordance with the approved plans and supporting information, unless otherwise approved in writing by the local government.***

### ***2. Landscaping Plan***

***a) Prior to occupation or use of the development, a detailed landscaping plan shall be submitted to and approved by the local government. The plan shall identify planting species, planting locations, and irrigation requirements.***

***b) The approved landscaping shall be installed prior to occupation or use of the development and thereafter maintained to the satisfaction of the local government. Any plants that die, become diseased or are removed shall be replaced within the next planting season.***

### ***3. Approved Use***

***This approval relates solely to the storage, preservation and restoration of classic and vintage machinery as described in the development application. Any change to, or intensification of, the approved use shall require the prior approval of the local government.***

**4. Commercial Operations**

*This approval does not authorise the commencement of a business, commercial enterprise, industrial service operation or other commercial land use from the site. Separate development approval shall be obtained from the local government prior to the commencement of any such use.*

**5. Activities Within Building**

*All storage, restoration, maintenance, repair, fabrication and other activities associated with the approved use shall be undertaken wholly within the approved shed.*

**6. Outdoor Storage**

*The outdoor storage of machinery, equipment, materials, parts, waste products or other items associated with the approved use is not permitted unless otherwise approved in writing by the local government.*

**7. Noise**

*The use and development shall comply with the requirements of the Environmental Protection (Noise) Regulations 1997, as amended.*

**8. Wastewater Disposal**

*Prior to occupation or use of the amenities building, the approved on-site wastewater treatment and disposal system shall be installed and approved to the satisfaction of the local government and relevant statutory authorities.*

**9. Stormwater**

*All stormwater from roofed and hardstand areas shall be collected and disposed of on-site to the satisfaction of the local government.*

**CARRIED 5/0**

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

**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 4:20pm.