



**MINUTES
OF THE
SPECIAL MEETING
OF COUNCIL
HELD ON
19 February 2026**

Council Chambers

Honour Avenue

Wyalkatchem

Commencement: 2:30pm

Closure: 2:34pm

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 20 February 2026.



Ian McCabe
Temporary 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 2:30pm.

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 2:30pm.

2.3. Declaration of Public Question Time closed

Public Question Time closed at 2:30pm.

3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

3.1. Attendance

Cr Christy Petchell	President and Presiding Member
Cr Mischa Stratford	Deputy President
Cr Christopher Loton	via TEAMS
Cr Stephen Gamble	
Cr Tracy Dickson	
Cr Rod Lawson Kerr	
Cr Justin Begley	
Ian McCabe	Acting Chief Executive Officer
Claire Trenorden	Manager Corporate Services

3.2. Visitors

Nil

3.3. Apologies

Nil

3.4. Approved Leave of Absence

Nil

3.5. Applications for Leave of Absence

Nil

4. OBITUARIES

Nil

5. PETITIONS, DEPUTATIONS, PRESENTATIONS

5.1. Petitions

Nil

5.2. Deputations

Nil

5.3. Presentations

Nil

6. DECLARATIONS OF INTEREST

6.1. Financial and Proximity Interest

Nil

6.2. Impartiality Interests

Nil

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Nil

8. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

9. REPORTS

9.1. GOVERNANCE

9.1.1. CONSENT TO SUBMIT CROWN LAND ENQUIRY FORM: LOT 151 WYALKATCHEM

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	18 February 2026
Reporting Officer:	Ian McCabe, Acting Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	8.11 / 2026.27 Nurses Accommodation
Attachment Reference:	1. Draft Crown Land Enquiry Form 2. Land Title Lot 151

BACKGROUND

Council has committed to actively pursue improved land management and development of housing as part of the Strategic Community Plan 2024 – 34. This proposal further develops a strategic approach to the availability of essential worker housing.

COMMENT

The land at Lot 151 (8 Honour Avenue) was held by the Wyalkatchem-Koorda and Districts Hospital Board (Wyalkatchem-Koorda Health Service) since 1982. Subsequently, hospital boards were abolished and the WA Country Health Service (WACHS) assumed management of the hospital facility and land. The land is now held by the state.

The Shire of Wyalkatchem expressed interest in acquiring the land in 2009 for housing the general practitioner but eventually pursued other options. The shire commissioned a geo-technical survey of the site in 2017 to assess suitability for development but adverse technical opinion about onsite construction methods delayed any progression. In 2025, the Acting CEO requested a builder assess the suitability of the site for modular housing and no barrier to development was identified.

WACHS approached the shire at various points since 2021 to construct housing for nurse's accommodation. This has not been pursued primarily as financial modelling and internal advice did not support a proposed project. A September 2025 email from WACHS re-initiated the conversation and the Acting CEO has integrated project consideration with all other land management matters.

A more global view has enabled a longer-term appreciation of connected issues. The recently received report 'Town Action Plan' identified limitations in available vacant land. In the case of nurses' accommodation, there are immediate needs and there will be more strategic considerations; for example, not every nurse will be a solo worker; the shire will also have evolving housing needs and will have particular asset management considerations; the strategic planning for the community (including the local health plan) must consider the future of the key health facilities such as the hospital and how these can be supported. A flexible, whole of community approach requires more access to land and a more open approach to project management that considers housing across all sectors of the community.

The Acting CEO has met with senior management of WACHS and confirmed the health service has no planned use for this site.

The site is 4,654m² in area and is fully serviced for power, water and sewer. There is limited exposure to bush fire prone status to the north east of the site. The site is in close proximity to the school and is directly opposite the medical centre and hospital. The shire office and St John are within 600m of the site.

The co-location of housing for general practitioner(s), allied health practitioners, nurses and teachers on short stay or long-term basis would make construction and asset servicing more efficient. There is sufficient area to develop responsive, flexible housing solutions of different configurations. With an evidenced based approach to development, there is potential to create a welcoming village concept that could make Wyalkatchem an attractive location servicing this and neighbouring districts.

A proactive and evidenced based approach to site management including water and energy would meet Goal 9 of the Strategic Community Plan 2024-2034, 'Resource Efficiency'.

Acquisition of this land (as in other cases) on a freehold basis will allow the local government to consider the management of all accommodation in an evidenced based needs manner. This will allow for good asset management practices in respect of holdings and usage.

This expression of interest does not bind council to any financial or planning commitment. It does identify a potential site with access to utility services in close proximity to health and educational services with housing need. The land area of the lot is substantial and supply of vacant land is limited. The shire is developing longer term strategies to manage land and create economic opportunity and has a strong interest in maintaining the presence of health services. This expression of interest aligns with those activities and council's support is encouraged.

STATUTORY ENVIRONMENT

Section 3.1 (1A) (a) (i) Local Government Act 1995 'General Function' (of the local government) (is) 'to promote the economic, social and environmental sustainability of the district.'

Part 6 Division 2 Land Administration Act 1997 (Sale of Crown Land).

POLICY IMPLICATIONS

No direct policy implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications at this time. The acquisition process will include valuation of the land and negotiation of a sale price. At that time project planning and budget processes will determine appropriate values and assist in negotiation of final price. It is unlikely price negotiation will be determined in the 2026/27 financial year.

In addition, the preparation of long-term plans will integrate the acquisition with management of financial reserves, other projects and cost of capital so that prudent decisions are made at the appropriate time.

RISK IMPLICATIONS

Risk is defined as the effect of uncertainty on business decisions. This recommendation reduces uncertainty for the Shire of Wyalkatchem.

COMMUNITY and STRATEGIC OBJECTIVES

The following Strategic Community Plan 2024-2034 priorities are relevant:

2.2 Develop land and housing development initiatives in partnership with the private sector and all tiers of government.

2.3 Deliver planned Shire housing stock by 2034.

5.3 Continue to advocate to State Government to maintain the hospital facility and staff in town.

5.6 Increase the supply of quality independent living units.

Goal 9 Resource Efficiency: 'energy efficient system'; water wise and water catchment (infrastructure).

Goal 11 High standard of governance: progress against the Strategic plan; develop and implement workforce plan; ongoing long-term financial planning; ongoing asset management; allocation of financial reserves for strategic projects.

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION:

(4/2026) Moved: Cr Dickson Seconded: Cr Lawson Kerr

That Council:

- 1. Approve the preparation and submission of a Crown Land Enquiry Form for Lot 151 (8 Honour Avenue) Wyalkatchem, for the purpose of freehold acquisition and development of the land for future housing projects.***
- 2. By lodging this form, Council is not bound to acquire the site on terms not acceptable to it and no particular project is funded or agreed to.***
- 3. The Acting CEO and other officers are to actively engage with the Department of Planning, Lands and Heritage and list this item for regular follow-up and advice to Council; any project or budget consideration will be workshopped as information becomes available, prior to further advice and resolution.***

CARRIED 7/0

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

10. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

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

Nil

13. MATTERS BEHIND CLOSED DOORS

Nil

14. CLOSURE OF THE MEETING

There being no further business, the Presiding Member closed the meeting at 2:34pm.