



AGENDA

SPECIAL COUNCIL MEETING



Thursday 19 February 2026

Commencing at 2.30pm in the
Shire of Wyalkatchem Council Chambers
27 Flint Street Wyalkatchem

NOTICE OF SPECIAL COUNCIL MEETING

A Special Meeting of Council will be held on Thursday 19 February 2026 in the Council Chambers, 27 Flint Street Wyalkatchem, commencing at 2.30pm.

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

ORDER OF EVENTS

2.30pm – Special Council Meeting

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

Ian McCabe

ACTING 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:

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.

Disclosing an Interest:

Disclosures must be made, in writing, to the Chief Executive Officer prior to the meeting at which the matter in which you have an interest is to be discussed.

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

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1. DECLARATION OF OPENING

2. PUBLIC QUESTION TIME

2.1. Response to Public Questions Previously Taken on Notice

2.2. Declaration of Public Question Time opened

2.3. Declaration of Public Question Time closed

3. ATTENDANCE, APOLOGIES, LEAVE OF ABSENCE

3.1. Attendance

3.2. Apologies

3.3. Approved Leave of Absence

3.4. Applications for Leave of Absence

4. OBITUARIES

5. PETITIONS, DEPUTATIONS, PRESENTATIONS

5.1. Petitions

5.2. Deputations

5.3. Presentations

6. DECLARATIONS OF INTEREST

6.1. Financial and Proximity Interest

6.2. Impartiality Interests

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

8. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

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

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

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.

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 geotechnical 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 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.



CROWN LAND ENQUIRY FORM

Request from Local Government, Management Body, State or Federal Government

Applicant Details

First Name		Last Name	
Position			
Telephone		Mobile	
Email Address			
Postal Address			
Billing Address			
Your Case Reference			

Customer Details

Organisation			
Organisation Type	<input type="checkbox"/> LGA <input type="checkbox"/> Management Body <input type="checkbox"/> State Government <input type="checkbox"/> Federal Government		
Telephone		Mobile	
Email Address			
Postal Address			
Billing Address			
ABN		ACN	
		ICN	

Documentation

The following is required for submission of this request; please ensure the items are attached.

(If not attached, your request is incomplete and may be returned to you)

<input type="checkbox"/> If you are applying on behalf of a customer you must provide proof of consent	
<input type="checkbox"/> Documentation such as proposals, business case, deposited plans	Q1
<input type="checkbox"/> Map(s) (mandatory)	Q2
<input type="checkbox"/> Title(s)	Q3
<input type="checkbox"/> Comments received from the Local Government Authority (LGA) (if applicable)	Q3
<input type="checkbox"/> Any other supporting documentation such as photographs, other comments/consultations	Q4

Request Submission

There are three methods of submission, please select one method by which to submit your request

Email the completed and signed form to proposals@dplh.wa.gov.au (or)

Post the completed and signed form to "Proposal – Crown land enquiry",
Department of Planning, Lands and Heritage,
Locked Bag 2506
PERTH WA 6001 (or)

Hand deliver the completed and signed form to:
Level 2
140 William Street
PERTH WA 6000

**For assistance completing this form please contact the Department of Planning, Lands and Heritage on
(08) 6551 8002 or 1800 735 784 (Country callers only)**

Q2. What are the details of the Crown land subject to this request?

Land Details *(list all applicable land details)*



Land details can be accessed through Landgate.

Queries on using Landgate services can be directed to its Customer Service Centre on (08) 9273 7373 or by email to customerservice@landgate.wa.gov.au

	Title (Vol/Folio)	Lot Number	Survey Number	Parcel identification number (PIN) <i>(if available)</i>
1				
2				
3				
4				
5				

Street Address *(list all applicable addresses)*



A map with coordinates and address can be obtained by using Landgate's Map Viewer.
<https://www.landgate.wa.gov.au/location-data-and-services/maps/online-maps/map-viewer-plus/>

	House/Unit Number	Street/Road Name	Locality/Suburb	Postcode
1				
2				
3				
4				
5				

Reserve Number/s <i>(if applicable)</i>	
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General/Other Information

(Example: coordinates, nearest road or crossroad)

**Please attach maps showing all the land records involved in your request.
If not attached, your request is incomplete and may be returned to you.**



Terms and Conditions

By submitting a Crown land request, you understand and agree that:

The information provided is complete, true, accurate and correct to the best of my knowledge and belief.

The Department of Planning, Lands and Heritage (the department) may seek additional information from the applicant, customer or third party/ies that may assist in assessing the request. For that purpose the department may be required to release information submitted in this request to other agencies or parties or to seek further information from third parties or other agencies/departments. If any information supplied in this request contains confidential information or information subject to commercial in confidence, it is the responsibility of the customer to clearly identify that material and the nature of the confidentiality and to obtain permission to refer to that confidential or commercial material in the request form. If no confidentiality is indicated the department reserves the right to provide the information to third parties or other agencies/departments if required.

If the department supports a grant of tenure following assessment of the request, and the applicant chooses to proceed, the applicant is responsible for the payment of all costs and disbursements associated with the grant. These costs may include, but not be limited to:

- costs of negotiating and compensating native title parties and other existing land holders;
- applying for and approval of other statutory requirements;
- purchase price, lease rental, easement or license fees;
- survey and plan preparation costs;
- registration and document preparation fees; and
- GST on any of the above.

The department will not be liable for delay and/or costs borne by the applicant and/or customer through submission of this request, or in providing additional information that is required so the department can assess the request, as a result of any refusal to grant the request or to grant it on conditions that are unacceptable to the applicant and/or customer. The department has a duty to consider requests relating to Crown land in the best interests of the State.

It is the responsibility of the applicant to seek and obtain all approvals, licences, insurances and permits relating to the request and to comply with all terms and conditions of those approvals, licences, insurances and permits. The department is not responsible for obtaining any approvals for, or in connection with, this request, except for any required to be obtained by the department under any written law.

The applicant acknowledges that the provision of funding evidence in the form of a bank guarantee or other financial substantiation of the request may be required, and that insurance and indemnity arrangements may be further required to satisfy the department, dependent on the assessment of each request.

The applicant and/or customer shall indemnify the State, the Minister for Lands and the department from and against all claims, demands, actions, suits, proceedings, judgements, damages, costs, charges, expenses and losses or any nature whatsoever in connection of and with respect to the grant of any licence. The department shall have no liability in respect of or arising from any mishap, accident or misadventure in relation to any activity undertaken in relation the grant of any licence. The applicant and/or customer is responsible to have in place and to implement all necessary emergency risk management and response procedures.

The submission of this request does not in itself grant any right to access Crown land, and the department reserves the right to decline assessing the request in detail, to grant the request subject to conditions, or not to grant the request.

If you agree to accept these terms and conditions, selecting the 'Yes, I have read and agree with the above Terms and Conditions' and the submission of this request will demonstrate your acceptance of these terms and conditions.

If you do not agree with these terms and conditions, you must not submit a request.

If you have any questions regarding these terms and conditions, phone (08) 6551 8002 or email proposals@dplh.wa.gov.au prior to proceeding.

Yes, I have read and agree with the above Terms and Conditions

Name of Applicant		Date	
Position			



OFFICE USE ONLY

Method of Receipt		Information Received		Response	
<input type="checkbox"/> Email		<input type="checkbox"/> Sufficient		<input type="checkbox"/> Acknowledgement of receipt letter	
<input type="checkbox"/> Letter		<input type="checkbox"/> Insufficient		<input type="checkbox"/> Further information required letter	
<input type="checkbox"/> Fax					
<input type="checkbox"/> Hand delivered					
<input type="checkbox"/> Other					
Date Received		Date Reviewed		Date Sent	
Objective ID		Officer's Name		Objective ID	
Comments					

L151
Honour
Ave.

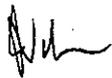
WESTERN AUSTRALIA



REGISTER NUMBER	
151/DP142368	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

RECORD OF CERTIFICATE OF TITLE VOLUME 1114 FOLIO 581
 UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


 REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 151 ON DEPOSITED PLAN 142368

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WYALKATCHEM-KOORDA AND DISTRICTS HOSPITAL BOARD OF WYALKATCHEM
(T C443934) REGISTERED 27 OCTOBER 1982

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1114-581 (151/DP142368).
 PREVIOUS TITLE: This Title.
 PROPERTY STREET ADDRESS: LOT 151 HONOUR AV, WYALKATCHEM.
 LOCAL GOVERNMENT AREA: SHIRE OF WYALKATCHEM.
 RESPONSIBLE AGENCY: HEALTH DEPARTMENT OF WESTERN AUSTRALIA.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF WYALKATCHEM TOWN LOT/LOT 151 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 151 ON DEPOSITED PLAN 142368 ON 17-MAY-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
 NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

- 10. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

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

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

- 13. MATTERS BEHIND CLOSED DOORS**

- 14. CLOSURE OF THE MEETING**