



AGENDA

SPECIAL COUNCIL MEETING



Thursday 12 February 2026

Commencing at 5.00pm 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 12 February 2026 in the Council Chambers, 27 Flint Street Wyalkatchem, commencing at 5.00pm.

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

5.00pm – 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 RESIGNATION OF ACTING CHIEF EXECUTIVE OFFICER

Applicant:	Shire of Wyalkatchem
Location:	Shire of Wyalkatchem
Date:	6 January 2026
Reporting Officer:	Claire Trenorden, Manager of Corporate Services
Disclosure of Interest:	No interest to disclose
File Number:	22.23.07
Attachment Reference:	1. Letter of resignation, Ian McCabe

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

1. Accept the resignation of the Acting Chief Executive Officer Ian McCabe, effective close of business Friday 27 February 2026; and,
2. Approve the Acting CEO to receive current remuneration and conditions of employment up to close of business 27 February 2026; and,
3. Acknowledge that the appointed CEO will commence 23 February 2026 and will assume duties and accountabilities as Chief Executive Officer at that time; and,
4. The week of 23 – 27 February 2026 will be utilised for the purposes of familiarisation, handover and on-boarding whereby the Acting CEO will transfer responsibilities to the appointed CEO; and,
5. To remove any doubt, the Acting CEO will report to the appointed CEO, and all decisions and actions by the Acting CEO will be subject to appropriate delegations and written agreement; and,
6. The President will be kept informed through established communication protocols.

BACKGROUND

The Acting CEO commenced 10 July 2025. Tenure was confirmed by Council at the ordinary meeting 17 July 2025. Appointment of a nominal CEO allows for the termination of tenure to be confirmed.

COMMENT

The acting CEO commenced 10 July 2025. To address operational uncertainty, Council resolution 87/2025 provided the acting CEO with tenure as follows:

That Council confirm the tenure of the acting Chief Executive Officer will continue until Monday 2 February 2026 or such prior date as mutually agreed, unless Council decides otherwise by Absolute Majority.

An appointed CEO will commence 23 February 2026. This item has been prepared to facilitate a handover period of one week and align the above resolution with that handover period. Prior to that date the acting CEO will prepare appropriate handover materials to enable the appointed CEO to assume duties.

STATUTORY ENVIRONMENT

Section 5.36 of the Local Government Act 1995 (‘the Act’) outlines the obligation of local governments to employ a CEO and various conditions relating to this function.

POLICY IMPLICATIONS

No direct policy implications.

FINANCIAL IMPLICATIONS

This decision will result in approximately \$3,246 in additional costs due to remuneration associated with the CEO role. There is sufficient provision within the 2025/26 approved budget.

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

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

Ian McCabe

[REDACTED]

Cr Christy Petchell

President

Shire of Wyalkatchem

(By Hand and Email)

6 January 2026

Dear Councillor,

RESIGNATION

I tender my resignation as Acting Chief Executive Officer, effective close of business Friday 27 February 2026. This timing will allow for a one-week handover period to support the incoming nominal CEO who will commence 23 February 2026. An item will be prepared for Council resolution to give effect to the timing, purpose and employment conditions attached to this handover.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Ian McCabe', with a stylized flourish at the end.

IAN MCCABE

Acting Chief Executive Officer

9.1.2 TOWN ACTION PLAN

Applicant:	Not Applicable
Location:	Whole of District
Date:	9 February 2026
Reporting Officer:	Ian McCabe Acting Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	8.11 Economic Development / Projects 2026.27
Attachment Reference:	1. Town Action Plan (version 7.1)

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

1. Receive the Wyalkatchem Town Action Plan as attached to this item.
2. Request the Acting Chief Executive Officer to write to the Department of Planning Lands and Heritage to seek advice on the future development of Reserve 48590 for the purpose of residential land.

BACKGROUND

The availability of suitable housing and land for development have been identified as barriers to a well-functioning local market. This has implications for the local economy and service provision. There are related issues for local government workforce and asset planning, as well as the encouragement of essential workers. The Acting CEO has been developing options for council's consideration with the Wheatbelt Development Commission and other stakeholders.

COMMENT

Since November 2024, the Wheatbelt Development Commission (WDC) has been engaged with the member councils of the North-Eastern Wheatbelt Regional Organisation of Councils (NEWROC) and the Shire of Wongan-Ballidu on the collection of data related to housing for essential worker accommodation and the development of a strategic response for the purpose of seeking funding support for implementation.

Council will be aware that the Acting CEO has identified vacant land and has engaged with WA Country Health (WACHS), the Department of Planning Lands and Heritage, WA Police and private landowners to facilitate the acquisition or disposal of land for the purposes of adding to housing stock.

A Town Action Plan has been developed by the Wheatbelt Development Commission and the Shire of Wyalkatchem which identifies several strategic choices to make the local housing market more fluid.

This Plan will be used as a support item for NEWROC' s application for state and federal funding for an expanded regional housing project.

This document sets out several possible actions and a timeline in which to implement. In this way, the document integrates with the Strategic Community Plan and sets out a roadmap for action which can be aligned with Long Term Planning.

STATUTORY ENVIRONMENT

This item addresses s. 2.7 Role of Council within the Local Government Act 1995, particularly c) plan strategically for the future of the district; and related regulation.

POLICY IMPLICATIONS

There is no directly relevant policy.

FINANCIAL IMPLICATIONS

There is no direct financial implication to this item. Actions will be the subject of subsequent agenda items with discrete financial implications.

RISK IMPLICATIONS

There is no elevated risk to the local government in this decision.

COMMUNITY AND STRATEGIC OBJECTIVES

The consideration of this item allows for the strategic planning of land disposal and acquisition. This is necessary as these require significant investment in time and resources to realise.

This item supports the following outcomes within the Strategic Community Plan 2024 – 2034:

- 2.3 Delivery of shire housing
- 5.3 Advocacy for retention of hospital and staff
- 5.6 Increase the supply of quality independent living units



Wyalkatchem Town Action Plan

Land Development and Housing

NEWROC

Prepared in collaboration with the Shire of Wyalkatchem (file ref. 8.11)

Version Control

Version 5	Text and map edit	WDC	30.01.2026
Version 5.1	Editorial content	Shire of Wyalkatchem	02.02.2026
Version 7.1	Approved	WDC	05.02.2026

1.0 INTRODUCTION

Housing choice is crucial to the development of diverse, vibrant and sustainable communities and regional centres. It allows a wide range of people to contribute to the economic and social development of their communities by providing a workforce for industry and delivering essential, community and support services.

Since COVID-19 hit in 2019, many of the State's regional communities have experienced a significant reduction in the availability of housing. Reduced flow of capital, tradespeople and materials has manifested in record low vacancy rates, limited new supply and reduced housing choice. The situation has undoubtedly been exacerbated by longer term market failures that have led to historically low levels of housing investment in regional WA.

Strong building and property sector capacity is fundamental to enabling key sector growth. The development of diverse, vibrant and sustainable communities requires housing choice, including a mix of product types, price-points, density and tenure options. In this sense, housing represents critical economic infrastructure and is essential towards catering for growth, workforce capacity and liveability.

Unfortunately, the housing infrastructure of regional WA from a supply, choice and land development capacity perspective, is failing. Property market and regional planning data shows a clear disconnect between:

- Subdivision approval for residential land and actual supply of serviced, titled, lots available to the market for development; and
- Rates of dwelling construction relative to current and future demand.

Responding to the Market-Failure Challenge

Many regions are conducting studies to understand their housing issues. When viewed from a whole-of-WA regional perspective, the challenges and potential interventions in each region are quite similar. High construction costs, extended timeframes for new builds and record low rental vacancy rates are restricting WA's regional population growth and restraining economic diversification and expansion. 'Market failure' represents a situation in which, for a diverse range of reasons, the private sector is unable to meet the needs and requirements of a community. Issues of market depth/liquidity, capital intensity and feasibility are common factors in situations where markets fail.

Regional communities are more susceptible to issues of market failure, due to their comparative remoteness, small size/lack of demand critical mass and labour force constraints. This is particularly the case for housing, where the cost of construction often exceeds median market prices.

A failure to address regional housing capacity will render a lasting opportunity cost for the Wheatbelt and WA.

1.1 PROJECT SCOPE

Re-positioning WA's regions to address market-failure and increase housing choice will be vital towards building long-term capacity to cater for population and workforce needs. This project proposal represents a coordinated sub-regional initiative that aims to respond to regional market failure, increase housing supply and deliver enhanced regional workforce capability.

Progressing region-specific housing solutions to-date has been limited by a lack of data, the absence of feasibility tested development models, and the need for economic modelling of cost-benefits. This scope therefore aims to build the evidence base needed to inform next-step actions and the delivery of investment-ready projects.

Townsite Assessments – Readiness to Respond to Demand

A key component of this work will involve a review of townsite lots zoned to allow for residential development with a specific focus on current servicing status and how they may be constrained for development with reference to tenure, planning constraints and access to services.

At a high level, this assessment will aim to capture those factors that can serve to impede and/or enhance development options. This work will not involve an audit of individual lots to the extent that this information could serve as due diligence to inform investment decision making. The townsite assessments will, however, provide a snapshot of 'readiness' in terms of how towns are broadly positioned to respond to housing demand.

Market Testing and Feasibility Assessments of Housing Options

This project will be informed by engagement with builders to ensure currency of development costings and to ensure that the development scenarios presented in this report reflect actual market conditions and sector capacity. Additionally, a consultant specializing in development feasibility will be engaged to provide costings for development options on five sites as part of a 'feasibility template' that (with appropriate contingencies) will be transferable to other towns within the NEWROC sub-region. The feasibility tested options will assist to inform decision making around project and funding proposals.

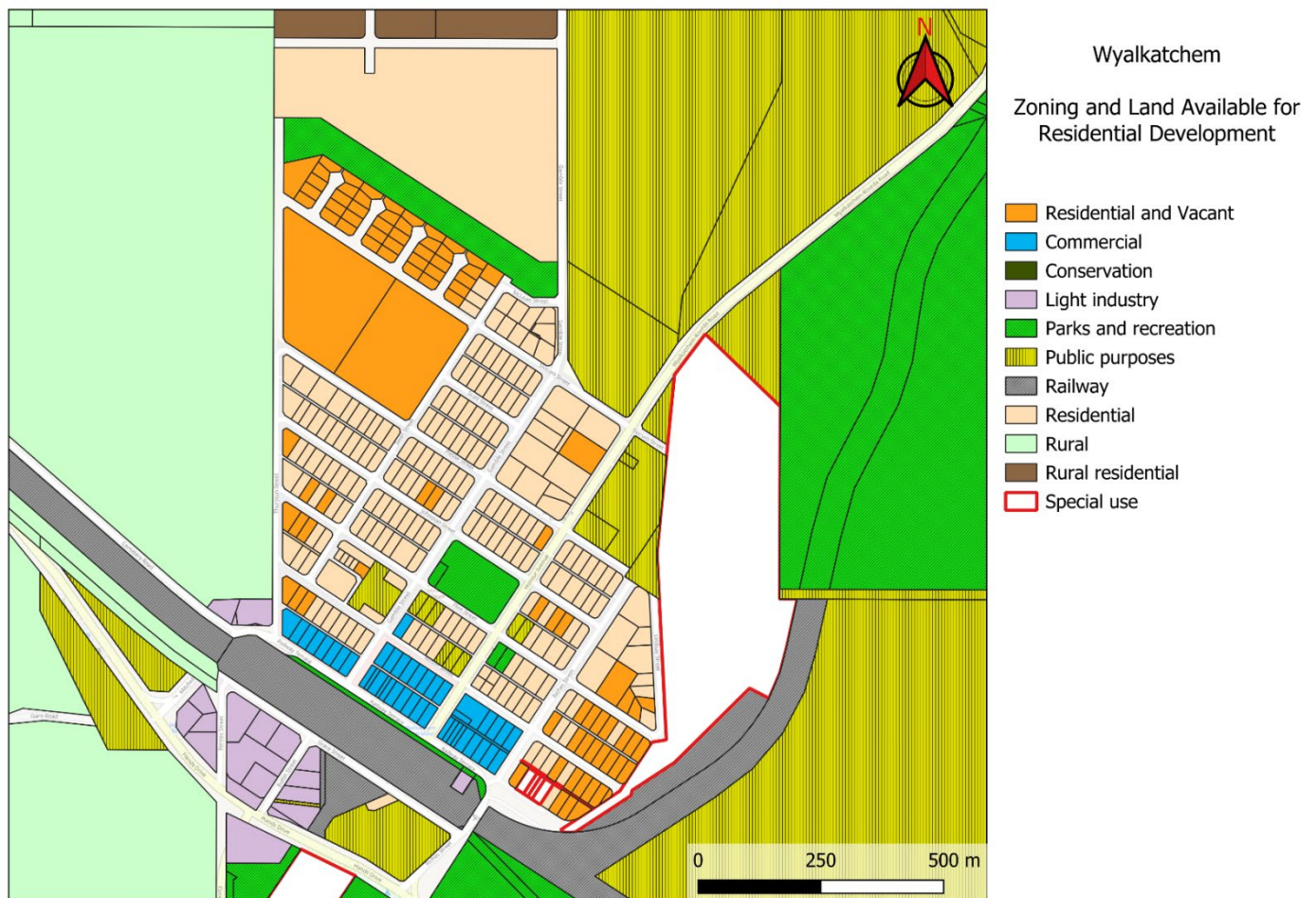
Preparation of 'Town Action Plans'

To respond to market failure NEWROC has supported its member Councils to prepare Town Action Plans that will guide future activity to enable market-led solutions to land development and housing construction. The Wheatbelt Development Commission has provided information that has supported the development of these Plans. Breaking down barriers to investment will be a key part of this. This work will focus on identifying the development options and intervention actions needed to increase supply of a broader range of housing types to meet

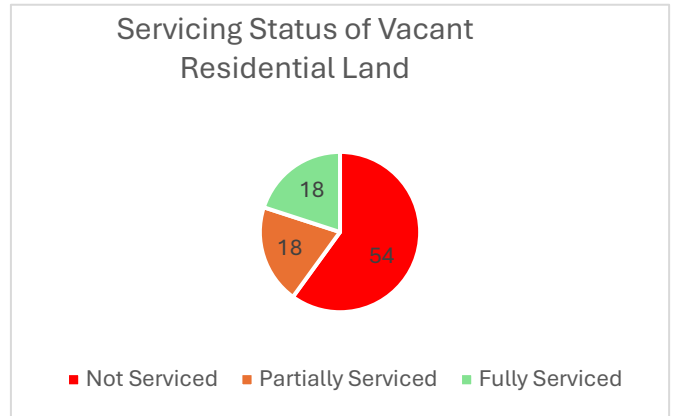
workforce accommodation needs. The tables provided in this report are intended to serve as the basis for what will essentially be a 'living document' that will assist Shires to progress the next-step actions needed from a planning and servicing perspective. Potential economic development, governance, and advocacy initiatives will also be considered.

2.0 RESIDENTIAL DEVELOPMENT CAPACITY ASSESSMENT

2.1 Townsite Planning Context and Vacant Lots with Residential Potential



The townsite of Wyalkatchem currently has 90 lots which are vacant and zoned as residential. This includes lots that are private freehold, local government owned and state crown land. The table below categorises the vacant lots by area. It should be noted the 2 lots sized >1ha would require further planning to facilitate subdivision and investment would be required to develop these lots.



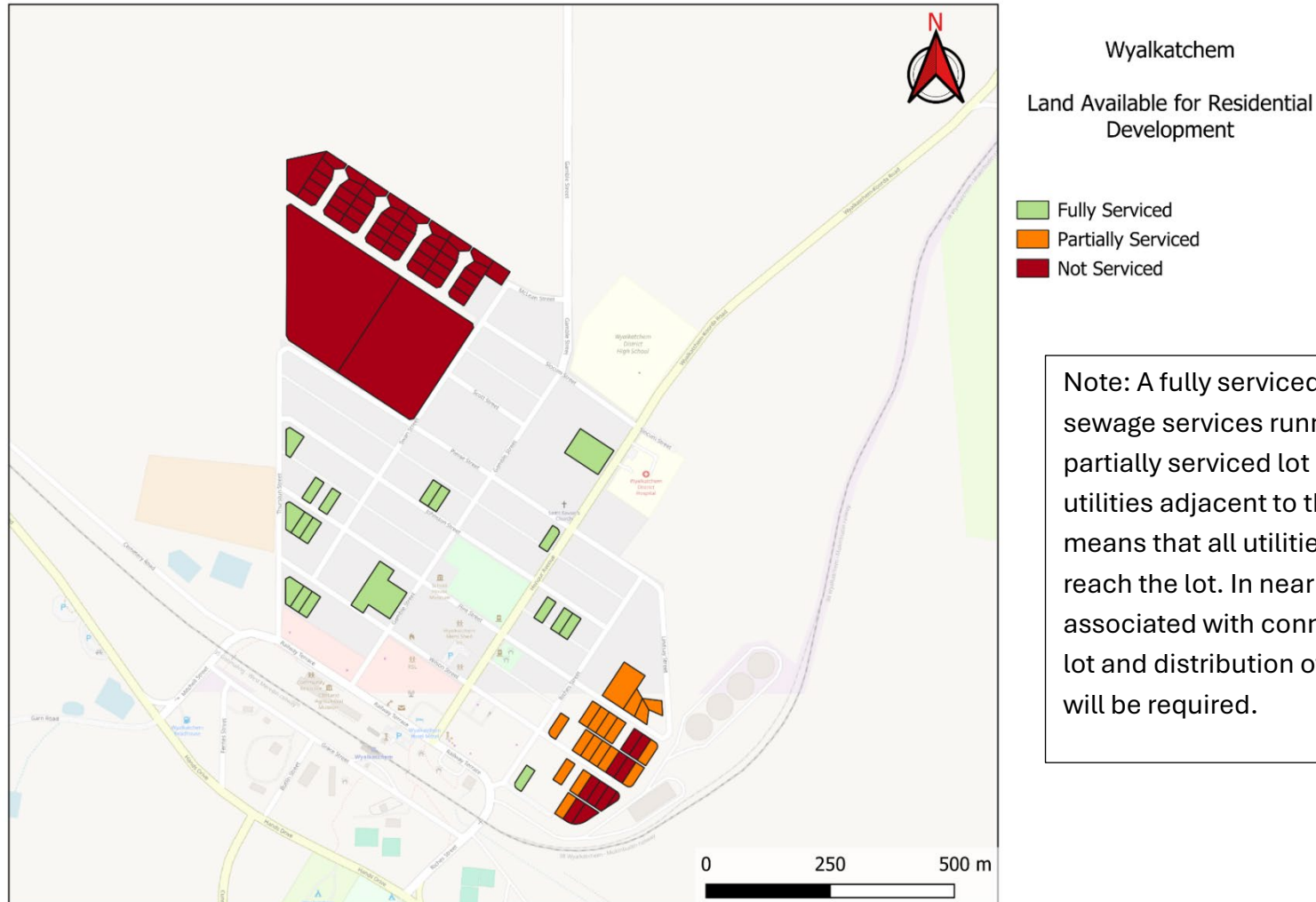
<1000sqm	49
1000-1999sqm	35
2000-1999sqm	4
>1Hectare	2

An assessment of the servicing status of vacant land within the townsite zoned as 'Residential' has shown that 18 lots (20%) are partially serviced, meaning that such lots are lacking at least one adjacent water, sewer, or power connection opportunity. 18 lots (20%) are fully serviced, and there are 54 (60%) lots are not serviced.

While there are 18 fully serviced lots in the town, due to land tenure complexities, reserves, and limited lot sizes many lots would require further planning to allow for medium density residential development in the short term. There are only three local government owned lots which are fully serviced. Of the town's 82 (titled) vacant residential lots, all are zoned at R10 /30 and could in theory yield in the order of 248 houses, subject to servicing capacity.

Currently 12% of vacant residential land holdings are local government assets, however of the 11 Shire owned lots, 10 are located near industrial activity and the railway line. There is some strategically placed crown held land in the townsite that offers opportunity for medium density residential development, both short and long term. Estimated housing demand is 8 times greater than current rates of supply (between 2019-2024, four dwellings were built in the Shire of Wyalkatchem, or an average of 0.6 dwellings per year). To meet this demand, 5-8 dwellings will need to be constructed each year for 7 years. Therefore, a more comprehensive approach is needed to unlock new land supply and facilitate investment and construction of a greater range of housing typologies.

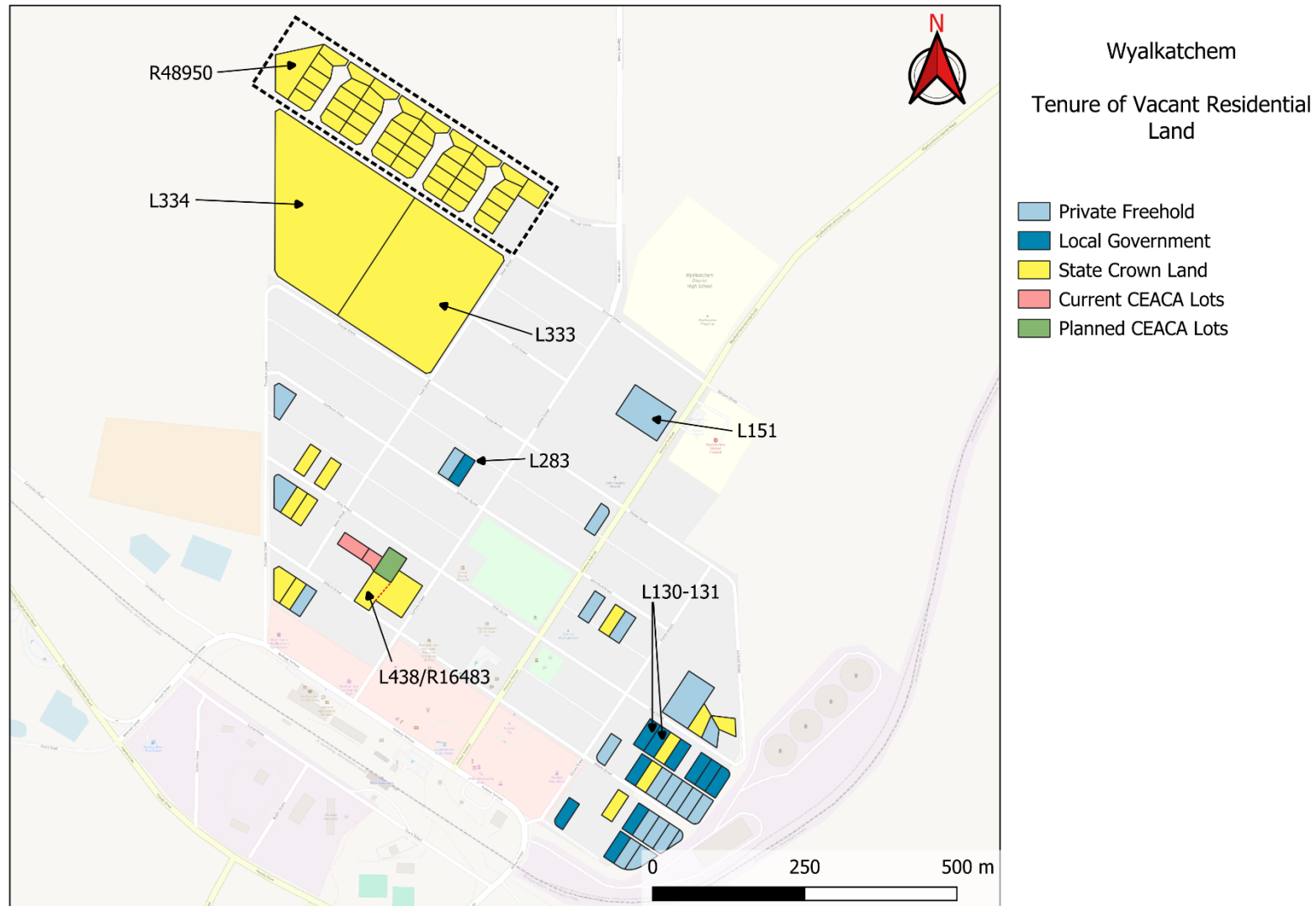
2.2 Townsite Map Showing Servicing Status of Vacant Residential Lots.



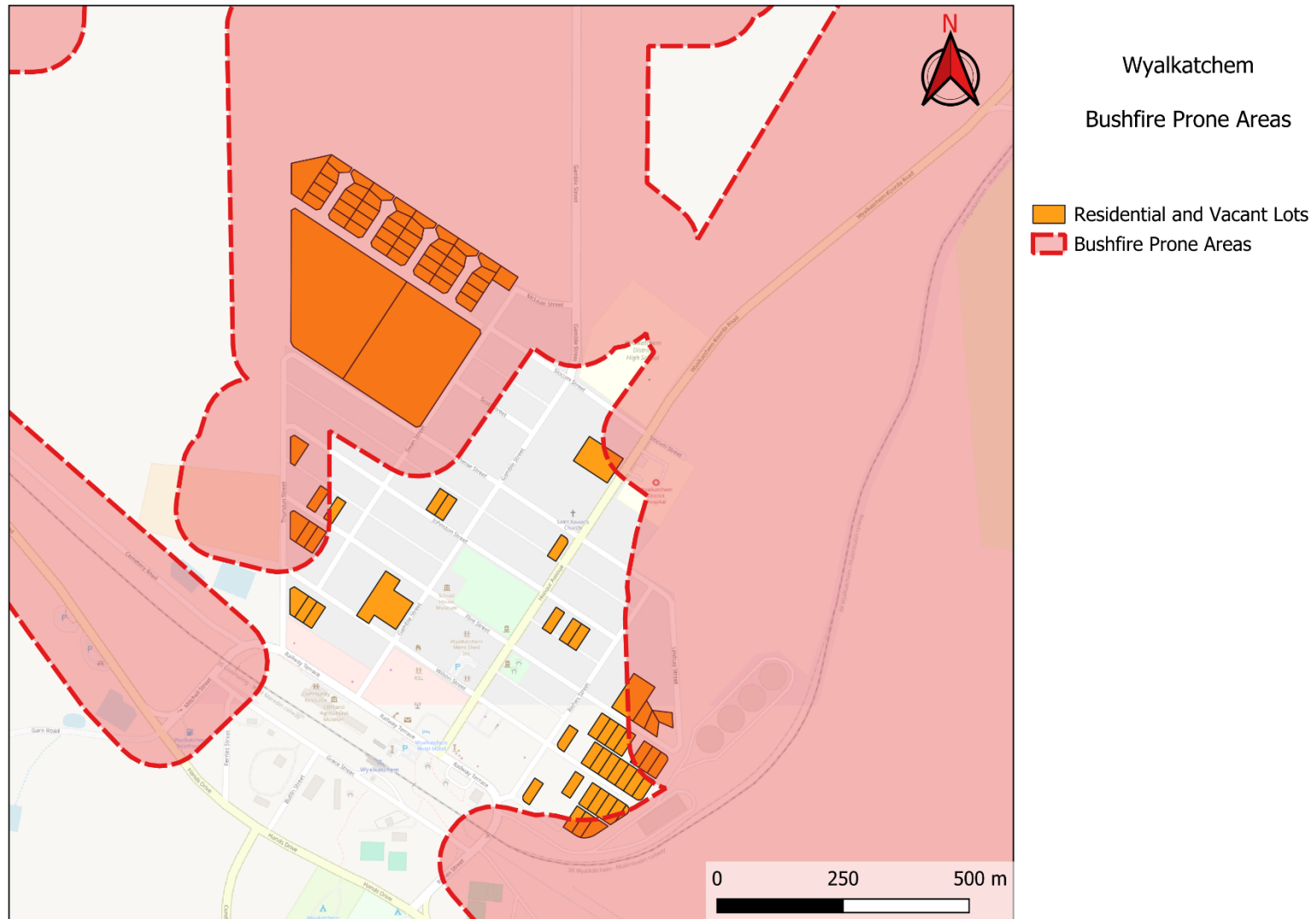
Note: A fully serviced lot has water, power and sewage services running adjacent to the lot. A partially serviced lot has at least one of the utilities adjacent to the lot. Not serviced means that all utilities will require extension to reach the lot. In nearly all cases costs associated with connections to the individual lot and distribution of utilities within the lot will be required.

3.0 TOWNSITE CONSTRAINTS AND SERVICING CONTEXT

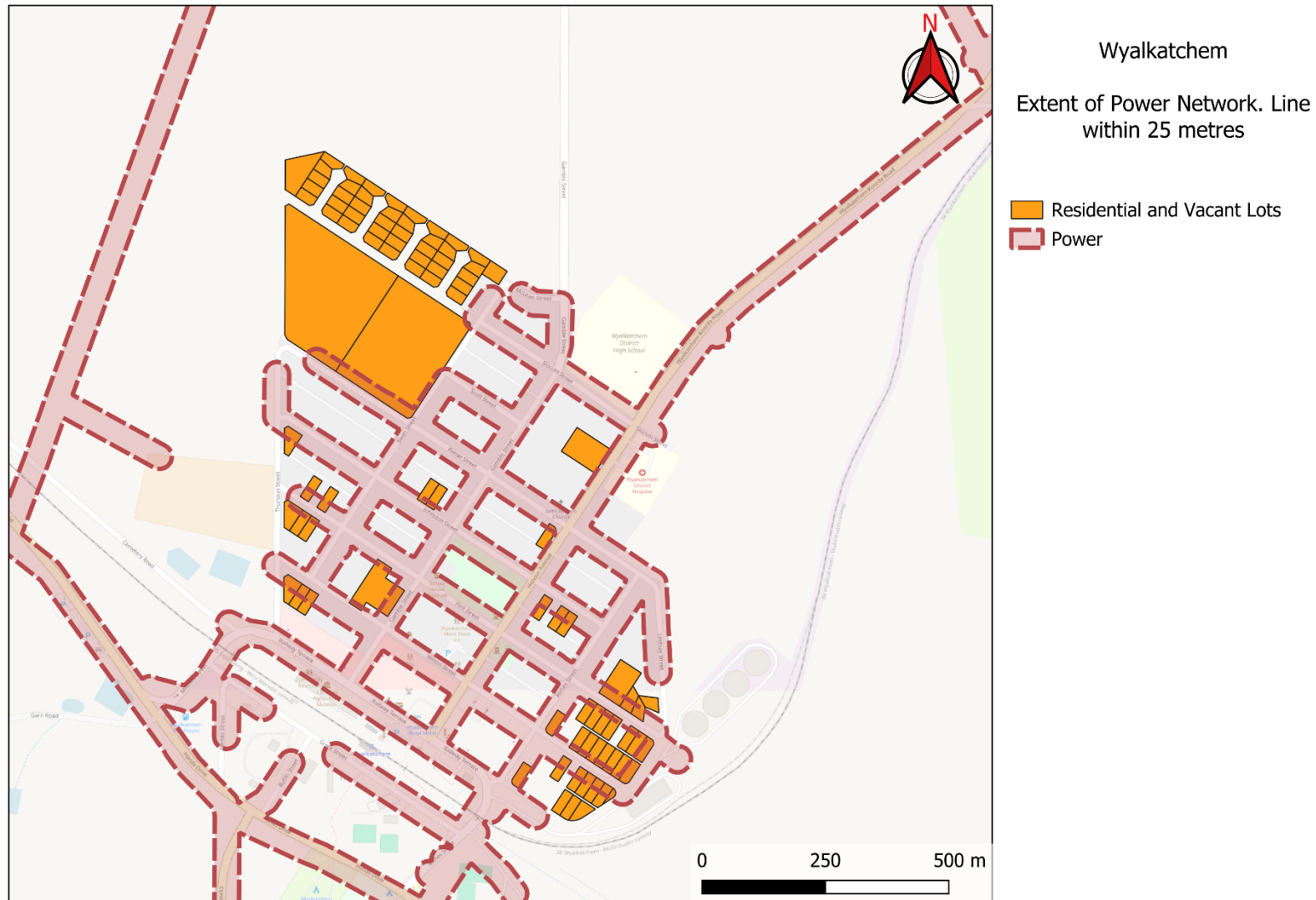
3.1 Townsite Map Showing Tenure



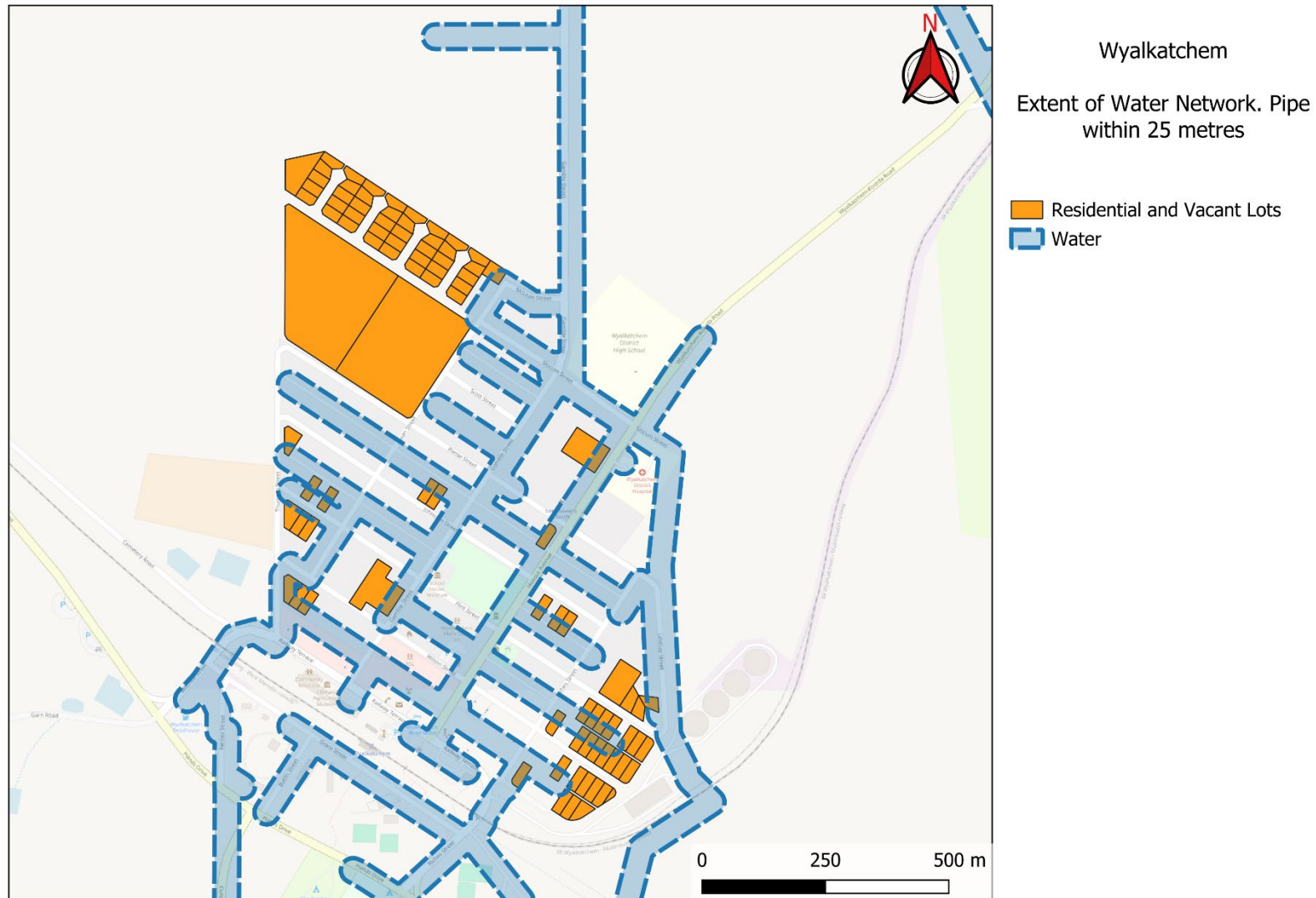
3.2 Townsite Map Showing Designated Bushfire Hazard Context



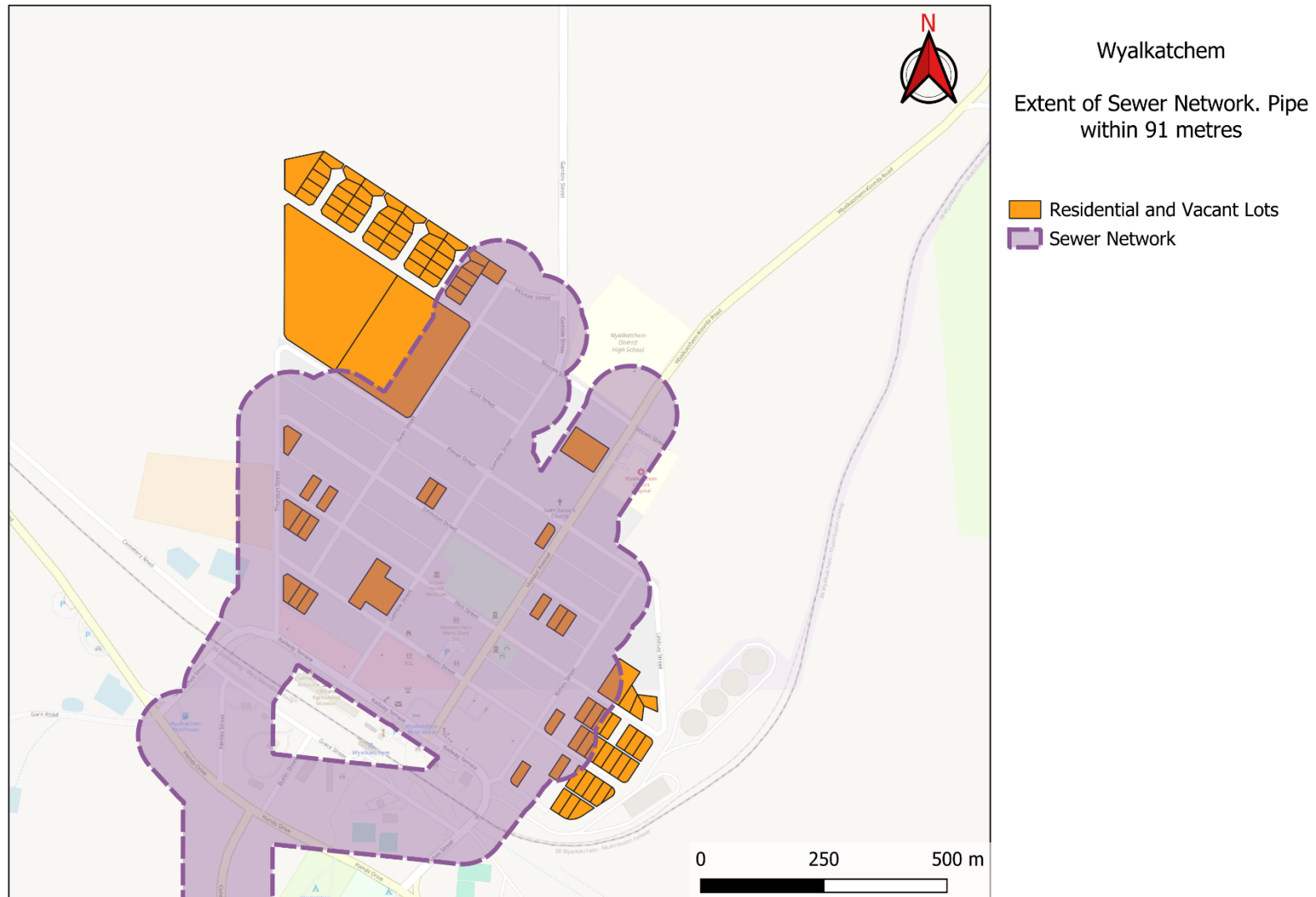
3.3 Townsite Map Showing Extent of Power Services



3.4 Townsite Map Showing Extent of Water Services



3.5 Townsite Map Showing Extent of Sewer Services



4.0 TOWN ACTION PLAN – RESIDENTIAL LAND AND HOUSING

Short Term – Commence immediately, Medium Term – Commence within 12 months for completion within 2 years, Long Term – Commence within 12 months with actions either ongoing or there is doubt about completion dates.

Item 4.1	Planning	Action	Timeframe	Comment
4.1.1	Planning	Investigate potential planning actions required from the bushfire prone area surrounding the Wyalkatchem townsite.	Medium Term	<p>60% of the vacant residential land within the Wyalkatchem townsite is located within bushfire prone areas (see map 3.2). For future residential development, particularly for the state crown lots located within reserve R48590, planning actions will be required to mitigate this risk. Mitigating the bushfire risk may enable development by reducing costs and shortening timeframes.</p> <p>It is recommended that the Shire explore opportunities to collaborate with the relevant state agency to manage vegetated crown land adjoining the townsite. This may be particularly relevant for Lots 333 and 334, as well as Reserves 48590 and 31771.</p>
4.1.2	Planning	Amend Part 3 of the Shire of Wyalkatchem Local Planning Scheme No. 4 'Zones and Use of Land' to include in the objectives of the 'Residential Zone': <i>To encourage infill development where possible to increase the supply of a greater range of housing typologies and housing choice.</i>	Medium Term	As per JE Planning's NEWROC Workforce Housing Investigation, 59% of workforce housing demand is 2 bed 1 bath dwellings and 34% of demand is for 3 bed 1 bath dwellings. With 51% of households being lone households there is evidence of an inadequate supply of smaller housing options for older age groups, youth, seasonal workers, and drive-in/drive-out workers. A

				more concerted effort across planning and infrastructure provision is required to meet the demand for alternate housing typologies and increase the range of housing choice for workforce accommodation.
4.1.3	Planning	Prepare a 'Workforce Accommodation' local planning policy.	Medium Term	As Per JE Planning's NEWROC Workforce Housing Investigation, respondents to the survey in Wyalkatchem indicated a requirement for 9 additional workers, or an average of 1.8 additional workers per business. The preparation of a local planning policy would provide direction and guidance to address this need and allow for shire and community preferences to be formalised regarding workforce accommodation specifics such as scale and design of accommodation and guides for lighting, vehicle movements and required facilities.
4.1.4	Planning	Liaise and collaborate with Water Corp and Western Power to ensure capacity for future development sites.	Short Term	<p>Liaise with Water Corp to ensure capacity for both the water and sewer networks, and for future development collaborate with Water Corp to facilitate land development. Additionally liaise with Western Power to ensure capacity for the power network.</p> <p>It is recommended that the Shire identify funding opportunities to extend water, sewer and power services into R48590 in the medium term.</p>
4.1.5	Planning	Update the Wyalkatchem Local Planning Strategy to reflect priority actions regarding	Medium Term	

		housing supply, lot development, and desired density aspirations.		
4.1.6	Planning	Council to consider undertaking a staged residential land development strategy necessary planning to facilitate implementation.	Medium Term	<p>Reserve 48590 presents opportunities for development in the medium to long term. These lots are surrounded by crown land that may also present long term opportunities. It will be helpful to have a strategy that highlights proposed staging of development and priority land parcels to facilitate land tenure actions and planning requirements.</p> <p>It is recommended that the Shire consider opportunities to undertake strategic land development planning on a sub-regional basis.</p>
4.1.7	Planning	Perform a “Land Intention” survey with owners of freehold lots within the Wyalkatchem townsite.	Medium Term	<p>Within the Wyalkatchem townsite there are 22 private freehold lots, with the majority of private freehold landowners owning just 1 lot. 19 of these lots are between 800m² and 1400m², while 2 lots are significantly larger at 4000m² and 4600m².</p> <p>It is recommended that the Shire identify those private freehold lots with potential for diverse dwelling typology and undertake a survey of relevant landowners to understand whether their intention is to ‘hold’ or develop the land. Commence any planning actions required to encourage development. For example, the largest private freehold lot (Lot 151) is fully serviced, zoned as residential. See the ‘Lot Specific Action Table’ below.</p>

4.2	Economic Development	Action	Timeframe	Comment
4.2.1	Economic Development	<p>Work with partner local governments sub-regionally to undertake 5-yearly audits of residential, industrial and commercial activity to track demand and supply and identify opportunities to respond at a local and regional level.</p> <p>This may include building sales and permit data as well as visual representation of trends using geographic information system (GIS) software.</p>	Medium Term	<p>It is important to keep the information on housing needs, opportunities and issues up to date to facilitate attraction of public and private investment.</p> <p>It is recommended that the Shire investigate sales and building permit data to understand what product type is preferred in order to inform future planning actions.</p> <p>Additionally, there is an opportunity to explore the use and sharing of strategic planning resources at a sub-regional level. This may include the sharing of GIS and other mapping software.</p>
4.2.2	Economic Development	Use levers available to local government to incentivise investment in development of priority sites for housing and short stay accommodation.	Long Term	This could include, but not be limited to, levers such as offering land for free or a reduced rate, assisting with site development, differential rating and partnering with private investors to seek public investment.
4.2.3	Economic Development	Collaborate with relevant sub-regional local governments and businesses to improve local and regional property management capacity.	Long Term	There is an opportunity to investigate the merit and potential models to assist with property development and management over multiple local governments. Exploration of a regional models (such as CEACA or a NEWROC based entity) to facilitate and manage sub-regional projects, including housing, is recommended.
4.2.4	Economic Development	Prepare a Shire <i>Investment Prospectus</i> to provide awareness of investment opportunities	Medium Term	Such a document can also serve to highlight priorities for government intervention and to

		seizing on local and regional drivers of growth and demand.		inform public and private decision making around funding. Consider the option of undertaking this with other Shires in the sub region.
4.2.5	Economic Development	Work sub-regionally to improve data capture processes and shared access to data relating to housing and land supply, property market activity, economic indicators and key sector trends.	Medium Term	There is a need to collaborate more effectively in the sharing of data across local, State and Federal government, and private data sources.
4.2.7	Economic Development	Foster partnerships between government, private sector and community group stakeholders to progress housing solutions that make use of local government land assets.	Long Term	It will be important in the long term to coordinate activity across the public, private and community sectors to achieve economies of scale in development and property management. It is recommended that NEWROC towns consider taking a sub-regional approach to this to help with economies of scale.
4.2.8	Economic Development	Undertake a housing market analysis to ensure that planning and economic development actions are aligned with the market and commercial realities.	Medium Term	Recommended to be undertaken on a three yearly basis indefinitely.
Item 4.3	Governance & Advocacy	Action	Timeframe	Comment
4.3.1	Advocacy	Advocate to key service agencies such as Water Corp and Western Power to ensure that program delivery and service provision better	Medium Term	This could include advocacy for a greater focus on providing options (and financial incentives) for developers to incorporate off-grid power solutions in regional locations.

		aligns with and responds to development needs and feasibility considerations.		
4.3.2	Governance	Identify options to work with and/or establish a regionally based Community Housing Provider to facilitate supply of affordable housing and independent living options.	Medium Term	There is a growing focus on the role of Community Housing Providers in provision of affordable housing. While there is a complex process required to gain this accreditation, this may improve access to Government funding, especially for key workers on lower wages.
4.3.3	Advocacy	Advocate to Development WA for regional land development program delivery and funding pathways that will respond to local and regional needs.	Medium Term	Explore opportunities to work with the State's Regional Development Assistance Program (RDAP) to ensure availability of residential and industrial land, especially on crown land in the townsite.
4.3.4	Advocacy	Advocate to the Department of Planning, Lands and Heritage (DPLH) to progress priority planning actions. See 4.1.6 above.	Medium Term	Example areas of focus include divestment of crown land for residential (or other) purposes and assistance with progressing priority planning actions.
4.3.5	Advocacy	Work with sub-regional partners to advocate to the Department of Housing and Works business development unit and Government Regional Officer Housing (GROH) program to ensure program delivery is informed by regional demand analysis and feasibility testing of housing options.	Medium Term	
4.3.6	Advocacy	Work collaboratively with WALGA to advocate for policy actions and program delivery across key agencies.	Long Term	Advocacy relating to LG Act provisions around regional subsidiaries, regional planning capacity, targeted stamp duty reform for regional WA etc.

Lot Specific Action Timeframe Summary

	Lots	Action
Short Term	Lot 438, R16483 (southwest portion)	<p>Work with DPLH (SLS) to secure the southwest portion of Lot 438 (Wilson Street side) for the development of 4 2x1 units and seek funding to facilitate development.</p> <p>Work with CEACA to support development of northern part of this lot (Flint Street side)</p>
	Lots 130 and 131	Determine the suitability of these lots for short term development.
	Lot 283	Explore opportunities to develop two units on this lot.
Medium Term	R48590	<p>Explore options to gain access to the lots within this reserve for residential development. This Reserve is for the 'use and purposes of the Shire of Wyalkatchem'. This is crown land and will require the Shire to work with DPLH (SLS) to gain access and will likely require Government support to extend services.</p> <p>Develop a staged development plan for this lot should it be available in freehold from the Crown for residential development. (See 4.1.6 above).</p>
	Lot 151	This lot is currently owned in freehold title by the Wyalkatchem-Koorda & Districts Hospital Board and may present opportunities for future aged persons accommodation or housing for allied health workers. Determine the hospital board's long-term intentions for this lot and commence any planning actions required.
Long Term	R48590	Seek investment to develop the lots in stages. Lots 399-395 are the closest to existing services.

	Progress planning actions on other lots identified as priorities.	Once lots with long term development potential are identified through actions recommended in 4.1.6 and 4.1.7 above, undertake possible planning and land activation processes to facilitate long term development.
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Shire of Wyalkatchem Strategic Community Plan 2024 – 2034

Status

The Shire of Wyalkatchem Strategic Community Plan (SCP) recognises the importance of regional collaboration and the development of housing options to create a sustainable, livable community.

There is a correlation between good quality housing choices, employment and community retention and growth – all components of Council's plan for Wyalkatchem.

The Shire of Wyalkatchem is currently engaged with the Department of Planning, Lands and Heritage and reserve holder WA Police to transfer ownership of land at lot 438 R16483 to construct independent living units and shire worker accommodation. This initiative will deliver on SCP objectives 2.3: *Deliver planned shire housing stock by 2034*; and 5.6: *Increase the supply of quality independent living units*. Should the land be acquired by March 2026 the need will then be connection to services and a pathway to construction. This will deliver up to four CEACA units and four shire units.

Additionally, the shire is developing a proposal for essential workers' (nurses) accommodation of two 2 x 2 units on shire owned land in Johnston St, for lease by WA Country Health Service. In addition, the shire is conversing with WACHS about the long-term future of lot 151 Honour Avenue Wyalkatchem to future proof essential worker accommodation. This will support objective 5.3 '*...maintain the hospital facility and staff in town.*'

Further, a planning item is currently being prepared for the sale into the private market of several lots held by the local government (Lots 124 -126 and 128 Flint Street). This will assist in satisfying the private sector demand and boost economic activity.

Finally, the state government will be approached to consider development and activation of residential land at the reserve 48590.

The Shire of Wyalkatchem is motivated and focused on identifying areas of activity of greatest value to the community at large. The support of our regional partners, government entities and the private sector will realise our vision for 'A well serviced and growing community.'

February 2026

9.1.3 APPLICATION FOR BUSINESS GRANT

Applicant:	Alicia Tyler, Wyalkatchem Garden Cafe
Location:	31A Railway Terrace Wyalkatchem
Date:	9 February 2026
Reporting Officer:	Ian McCabe Acting Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	8.10.1 Main Street (Business Grant)
Attachment Reference:	1. CONFIDENTIAL Request for Small Business Grant

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

1. Approve a small business grant offered to the Wyalkatchem Garden Café capped at \$10,000 or 50% of cost of works, whichever is the lesser, for the purpose of installation of a grease trap.
2. Prior to disbursement of funds, the applicant must produce original paid invoices for the completed works, as well as supporting documentation indicating compliance with Water Corporation and Department of Health requirements.
3. This grant is for the financial year ending 30 June 2026 and works must be completed, invoiced and paid by the applicant by this date, with funds disbursed and recognised in the 2025/26 financial year, or a new application must be made for inclusion in the 2026/27 financial budget.
4. The Acting CEO is to provide written advice to the applicant of Council's decision.

BACKGROUND

The local government has a small business grant programme that is under subscribed. This item addresses an application that has positive implications for business viability, community connectedness and economic activity.

COMMENT

The Shire of Wyalkatchem has allocated funds for targeted non-operational support of local business in the 2025/26 approved budget. This grant application is for capital works at the café site. This grant if approved would be 100% of budgeted funds in 2025/26. The Acting CEO has independently assessed pricing of the proposed project.

The café occupies a site long associated with convenience food and a place to meet. There is a long-standing requirement for the business to install a grease trap to meet the requirements of the Department of Health and Water Corp. This prevents plumbing blockages, minimises food odours, ensures the proper disposal of oils and fats, and protects the local sewer and water supply system from contamination.

The café has generated insufficient revenues and encountered business disruptions. This has contributed to a failure to install an appropriate grease trap. The support of the local government to address this major capital investment will remove compliance as a business viability impediment.

The business owner is focussed on modernising and diversifying this business. The proposed offer of a grant is not an operational incentive and does not address cash flows generated by the business. What it will do is make the site more suited to the purpose of the business: the offer of food services. It will do this by the delivery of major capital works that improve the waste performance of the site and prevent contamination of water and sewer services.

In doing these things, the local government is demonstrating support for making the main street a more attractive destination; facilitating community connectedness; and providing an environment for increased economic activity (for example, average visitor expenditure).

STATUTORY ENVIRONMENT

This item addresses s. 2.7 Role of Council within the Local Government Act 1995, particularly (a) allocation of funds; and c) plan strategically for the future of the district; and related regulation.

POLICY IMPLICATIONS

There is no directly relevant policy.

FINANCIAL IMPLICATIONS

This expenditure equates to approximately 0.6% of rates in 2025/26.

Expenditure associated with this item is allocated in the 2025/26 approved budget and the proposed budget review.

This item will expand 100% of allocated funds for the business grant programme in 2025/26.

RISK IMPLICATIONS

There is no elevated risk to the local government in this decision. There is a reduced economic risk to the community in this decision.

COMMUNITY AND STRATEGIC OBJECTIVES

- 4.1 Continue to offer the business grant programme.
- 4.2 Engage with community, business and Government agencies to expand the retail offering in Wyalkatchem

- 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**