

Ordinary Council Meeting Minutes

16 December 2025



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SHIRE OF DALWALLINU

MINUTES of the Ordinary Meeting of Council held at the Council Chambers, Shire Administration Centre, Dalwallinu on Tuesday 16 December 2025.

PRESIDING OFFICER DECLARATION

In accordance with the Local Government Act, this public meeting is being recorded. The recording will be archived and available on Councils website www.dalwallinu.wa.gov.au. Persons attending this meeting in the public gallery may be recorded.

Persons participating in public question time will be recorded as part of the meeting proceedings. I request all participants maintain a respectful and professional demeanour throughout the proceedings. Any use of profanity, disrespectful language, or disruptive behaviour may result in removal from the meeting.

Thank you for your cooperation.

1. OPENING & ANNOUNCEMENT OF VISITORS

The Chairperson (President) opened the meeting at 5.00pm.

2. ANNOUNCEMENTS OF PRESIDING MEMBER

Nil

3. ATTENDANCE RECORD

3.1 Present

Councillors

Shire President	Cr KL Carter
	Cr SC Carter
	Cr JL Counsel
	Cr DS Cream
	Cr S Dawson
	Cr S Hickleton

Chief Executive Officer	Ms JM Knight
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Public

Nil

3.2 Apologies

Nil

3.3 Leave of Absence Previously Granted

Deputy President	Cr MM Harms
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4. DECLARATIONS OF INTEREST

Item 9.2.1 - Cr SC Carter declared a proximity interest.



5 PUBLIC QUESTION TIME

5.1 Response to Previous Public Questions Taken on Notice

Nil

5.2 Public Question Time

Nil

6 MINUTES OF PREVIOUS MEETINGS

6.1 Ordinary Council Meeting – 25 November 2025

MOTION 10503

Moved Cr JL Counsel

Seconded Cr DS Cream

That the Minutes of the Ordinary Meeting of Council held 25 November 2025 be confirmed subject to amending the Credit Card Payments description as follows:

- Credit Card Payment 6/10/25 for Big W to “Farewell Gift for M Leahy”
- Credit Card Payment 6/10/25 for Prouds to ““Farewell Gift for M Leahy”
- Credit Card Payment on 26/9/25 for Meat & Wine Co to “Conference Dinner for Eight people”
- Credit Card Payment on 26/9/25 for Hilton Perth to “Accommodation – CEO”
- Credit Card Payment on 26/9/25 for Hilton Perth to “Accommodation – Cr Counsel”

CARRIED 6/0

For: President KL Carter, SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton

Against: Nil

7 PETITIONS/PRESENTATIONS/DEPUTATIONS/DELEGATES/REPORTS/SUBMISSIONS

7.1 Petitions

Nil

7.2 Presentations

Nil

7.3 Deputations

Nil

7.4 Delegates Reports/Submissions

Nil

8 METHOD OF DEALING WITH AGENDA BUSINESS (Show of hands)

As agreed.



9 REPORTS

9.1 WORKS & SERVICES

There were Nil reports from Works & Services this month.



5.04pm Cr Carter declared a Proximity Interest in this item and left the meeting.

9.2 PLANNING & DEVELOPMENT

9.2.1 Outbuilding (DA 032526) - 30 Grant Street, Dalwallinu*

Report Date	16 December 2025
Applicant	M & D Ray
File Ref	A27701
Previous Meeting Reference	Nil
Prepared by	Doug Burke, Manager Planning & Development Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Supporting Documentation

Purpose of Report

Council is requested to consider an application for approval to allow for the proposed development of an 'Outbuilding' on the subject property as submitted by the applicant on 2 December 2025.

The proposed development requires discretionary approval from the Council.

It is recommended that the proposed development be approved subject to given conditions.

Background

Subject Property:	Lot 6 Grant Street, Dalwallinu
Land Use Zoning:	Residential
Property Owner:	M & D Ray
Applicant:	M & D Ray
Consent Authority:	Shire of Dalwallinu Council
Proposed Development:	Outbuilding
Value of Development:	\$15K
Outside Consultation:	Nil

The proposal is for the addition of an Outbuilding to supplement the proposed single dwelling on the subject property. An Outbuilding is defined under **the State Planning Policy 7.3 Residential Design Codes Volume 1** (the Code) as being:

'An enclosed non-habitable structure that is detached from any dwelling.'



The proposed Outbuilding is ostensibly a steel framed and clad shed to be utilised for storage of domestic goods. The footprint of the structure is 10m (L) x 8m (W) x 5.1m (H) with a wall height of 3.2m. It will be constructed in the south-east of the rear yard.



Site of Proposed Development

Consultation

There is no requirement nor impetus to seek consultation with near neighbours, the wider community nor any government agency with regard to the matter.

Legislative Implications

State

Planning and Development Act 2005 (the Act)

The *Planning and Development Act 2005* directs that that any development referred to within the Scheme is not to be commenced or carried out without approval being obtained. Any determination of an application for such development is to be considered under those matters referred to in the *Planning and Development (Local Planning Schemes) Regulation 2015*.

Policy Implications

Nil

Financial Implications

Nil



General Function Implications

Nil

Strategic Implications

Nil

Site Inspection

A site inspection has been undertaken by the reporting officer.

Sustainability & Climate Change Implications

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

In making a determination on the suitability of a planning proposal for residential type development, the Council is required by the Code to exercise its judgement, having regard to the following:

- a) any relevant purpose, objectives and provisions of the local planning scheme;
- b) any relevant objectives and provisions of the R-Codes Volume 1;
- c) a provision of a local planning policy adopted by the decision-maker consistent with and pursuant to the R-Codes Volume 1; and
- d) orderly and proper planning.

The Code can be used to circumvent the planning process if a residential type development satisfies the 'deemed-to-comply' requirements of the Code. The deemed-to-comply requirements for Outbuildings are outlined under Part 5.4.3 of the Code. If the proposed development does not satisfy the requirements then the proposal is needed to be assessed as per the 'Design Principles'. This means that the development is not permitted unless the local government has exercised its discretion by granting planning approval.

Clause 5.4.3 of the R-Codes sets out the outbuildings design principle and deemed-to-comply requirements. This is to protect the streetscape and visual amenity by requiring outbuildings to have a relatively small floor area, be low in height, and located away from view.

The deemed-to-comply requirements are satisfied if the outbuilding is —

- 1) not attached to a dwelling. *Comment: Compliant*
- 2) non-habitable. *Comment: Compliant*
- 3) maximum area 60m² (aggregate) or 10% of site (whichever is less). *Comment: Non-compliant. Actual footprint of proposed outbuilding = 81.3m² vs 240m² (plot ratio)*
- 4) maximum wall height of 2.4m. *Comment: Non-compliant Proposed wall height of outbuilding = 3.17m*
- 5) maximum ridge height of 4.2m. *Comment: Non-Compliant. Proposed ridge height of outbuilding = 5.15m*



- 6) located behind street front setback. *Comment: Compliant*
- 7) private open space requirements are met. *Comment: Compliant*
- 8) boundary setbacks achieved. *Comment: Compliant*

It should be noted that the proposed outbuilding complies with all the requirements of Clause 5.4.3 other than those concerning the bulk and height of the proposed outbuilding. The main issues derived from the non-compliant features are that of potential loss of privacy by the adjoining properties and potential overshadowing of landscape features such as swimming pools, vegetable gardens or a clothes drying area.

The proposed building does not have 'large openings' (windows) on sides adjoining the neighbouring properties, therefore loss of privacy due to the building's height will not be an issue.

The applicant has submitted a site-plan with a shadow diagram insert. A shadow diagram (or solar access diagram) is a scaled architectural drawing showing how a proposed building casts shadows on surrounding areas, like neighbouring homes and public spaces, at specific times (e.g., 9 am, 12 pm, 3 pm) and dates (winter/summer solstices) to assess its impact on sunlight access for planning approvals. These diagrams are crucial for urban planning, helping ensure developments don't unduly block light, affecting neighbours' amenity, privacy, and solar panels, and ensuring compliance with local council regulations.

The shadow diagram on the site plan demonstrates the potential shadow at Noon, 21 June – which coincides with the Winter Solstice. The shadow permeates the adjacent property by a factor of approximately 1800mm. It can be demonstrated that this overshadowing would have no discernible impact as the affected area has no apparent landscape features in the near proximity.

Council may determine an application for development approval by –

- a) granting development approval without conditions; or
- b) granting development approval with conditions; or
- c) refusing to grant development approval.

It is recommended that the proposed development be approved subject to given conditions.



Officer Recommendation/Council Resolution

MOTION 10504

Moved Cr DS Cream
Seconded Cr JL Counsel

That Council approve the development application (DA 032526) for Lot 6 Grant Street, Dalwallinu pursuant to Section 68(2) of the *Planning and Development (Local Planning Schemes) Regulation 2015* subject to the following conditions:

1. The development (Outbuilding) is to be carried out in accordance with the documents endorsed with the Shire's stamp, except where amended by other conditions of this consent. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency;
2. During construction, access to the site shall be at the location of the vehicle crossover only. No material or vehicles associated with construction shall be allowed on the verge without the prior written approval from the local government.
3. The landowner/proponent at the time shall be responsible to compensate the local government for the repair of (or shall if the local government so agrees repair) any facility existing on the road reserve adjacent to the site which is damaged in the process of construction, establishment or installation of the development/land use.
4. Without further approval from Shire of Dalwallinu Council, in writing, this approval will lapse and have no force or effect after two years of the date of this permit.

CARRIED 5/0

For: President KL Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton
Against: Nil

5.05pm Cr SC Carter re-entered the meeting

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MD & DA Ray
PO Box 375
Dalwallinu WA 6609

1 December 2025

Shire of Dalwallinu
Planning/Building Department
58 Johnston Street
DALWALLINU WA 6609

Re: Application for Variation to R-Codes – Proposed Shed/Outbuilding at 30 Grant St (Lot 6)

Dear Sir/Madam,

I am writing to formally request approval for a proposed shed/outbuilding at my property located at 30 Grant St (Lot 6) Dalwallinu, which requires a variation to the Residential Design Codes (R-Codes) relating to overall building height and floor area.

Although the proposed shed exceeds the standard height and size limits under the applicable R-Codes, I believe there is sound justification for the requested variation and that the development will not adversely impact neighbouring properties.

Justification – Floor Area

The proposed shed remains substantially below the maximum site coverage and open space allowances permitted for my property under the current R-Code classification. Although it exceeds the standard outbuilding size, it will continue to occupy only a small percentage of the total lot area. As such, the development will not contribute to bulk, overcrowding, or a reduction in outdoor living space. I believe this demonstrates that the intent of the R-Codes is still met.

Justification – Height

The requested wall/roof height is necessary to achieve a minimum 2.8 m clearance under the roller door, which is required to safely accommodate our caravan. The additional height is therefore functional and essential for practical use of the structure.

Further, the roof pitch has been designed to match the existing dwelling, ensuring the outbuilding is visually cohesive with the main house. This approach improves the overall aesthetics of the property and reduces visual impact for neighbours. I believe this design choice provides a better outcome for both my property and the surrounding streetscape compared to a compliant structure with an incompatible roof pitch.

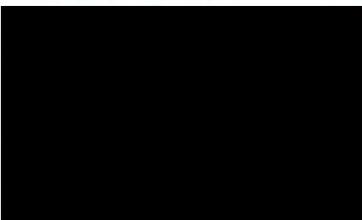
Neighbour Considerations

I have taken care to ensure the proposed shed will have minimal impact on neighbouring properties. The structure is positioned to avoid overshadowing and maintains appropriate setbacks. The choice to match the architectural style of the house and keep the shed's scale proportional to the lot aligns with good design outcomes, benefiting not only myself but also the visual amenity of the neighbourhood.

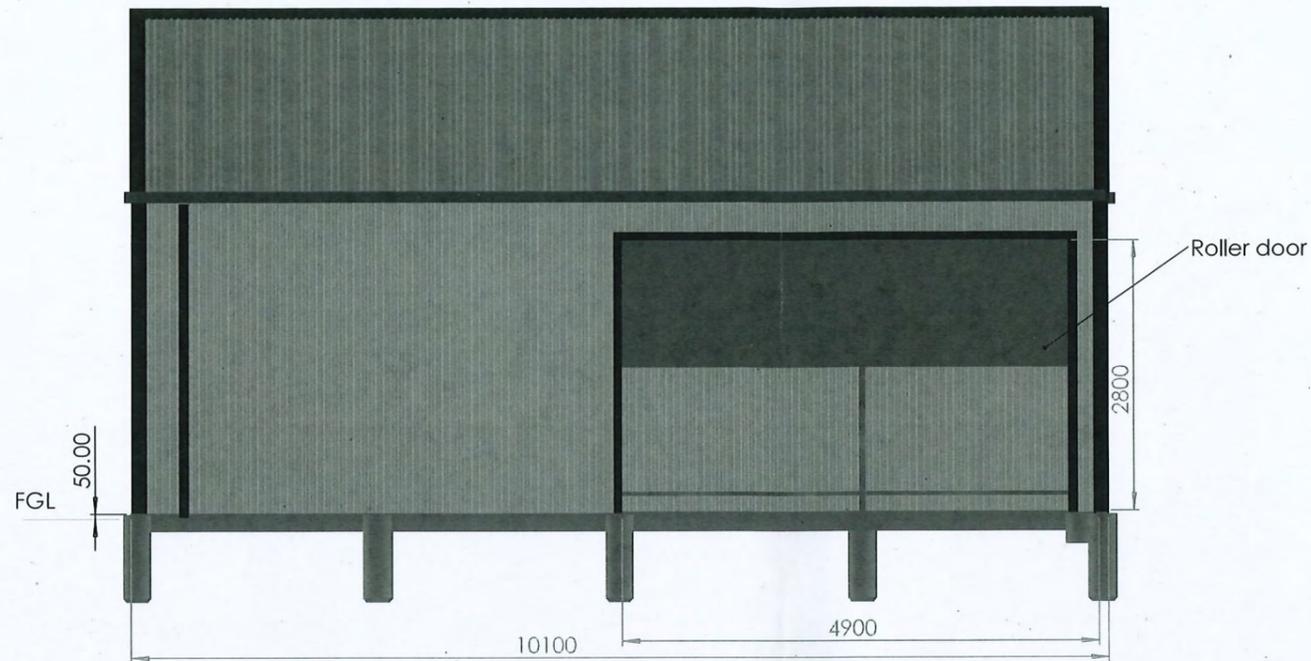
For these reasons, I respectfully request the City/Shire's support in approving the variation. I am happy to provide any additional information, site plans, or discuss the proposal further if required.

Thank you for your time and consideration.

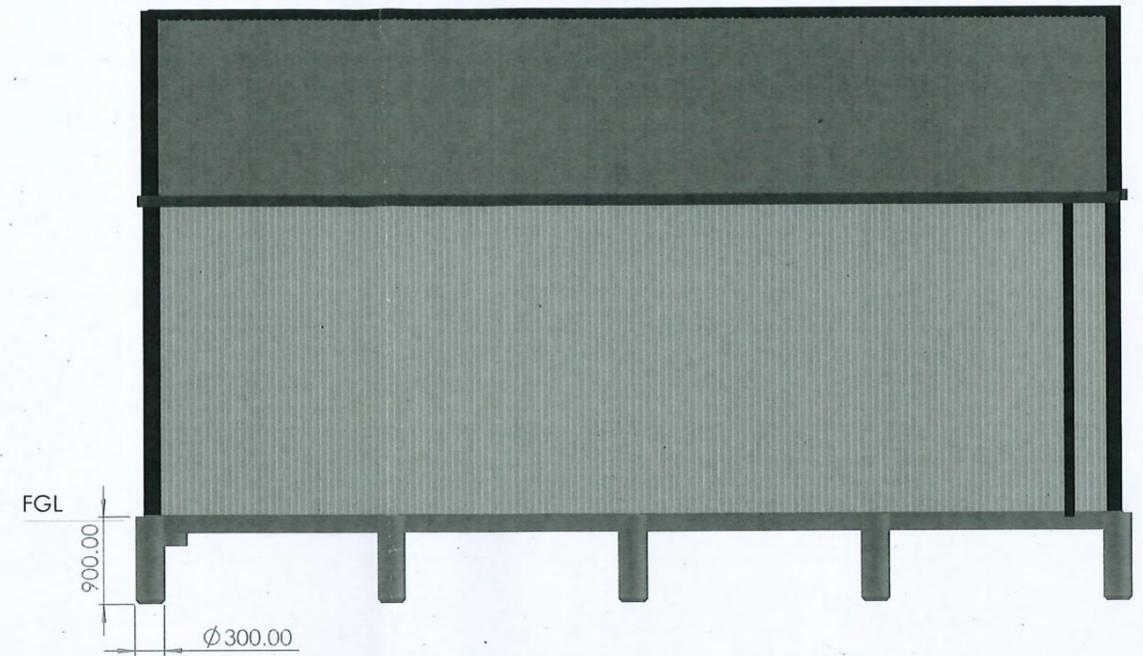
Yours sincerely,

A solid black rectangular box redacting the signature of Michael Ray.

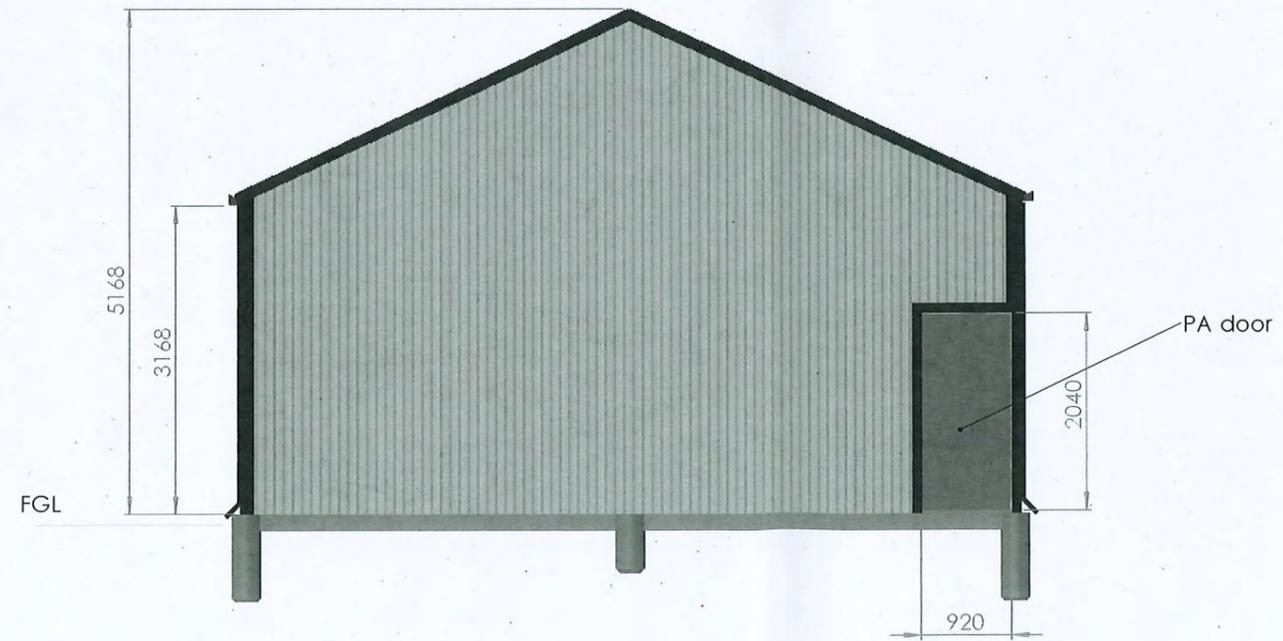
Michael Ray



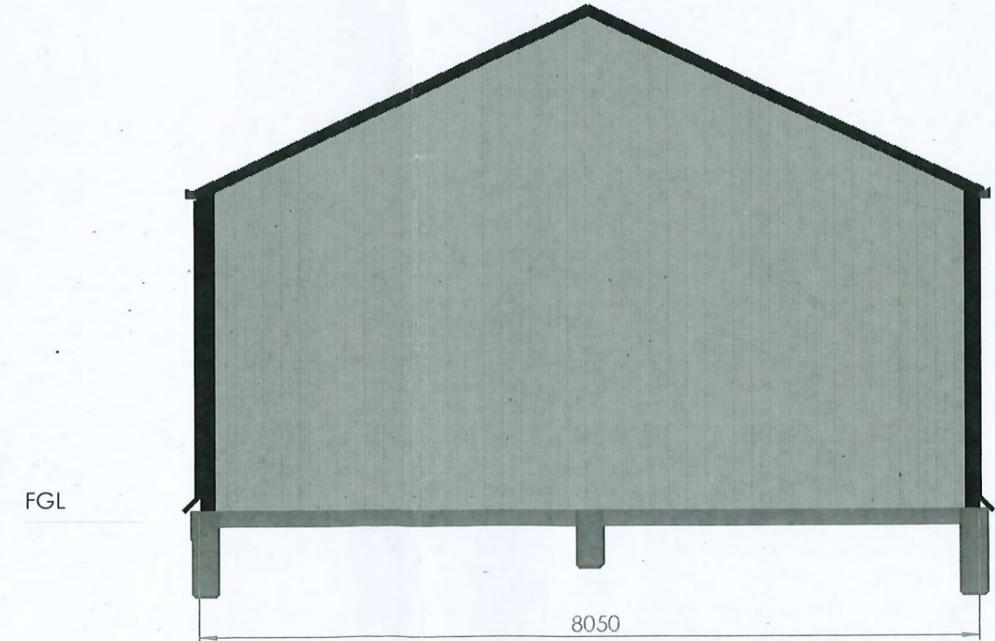
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



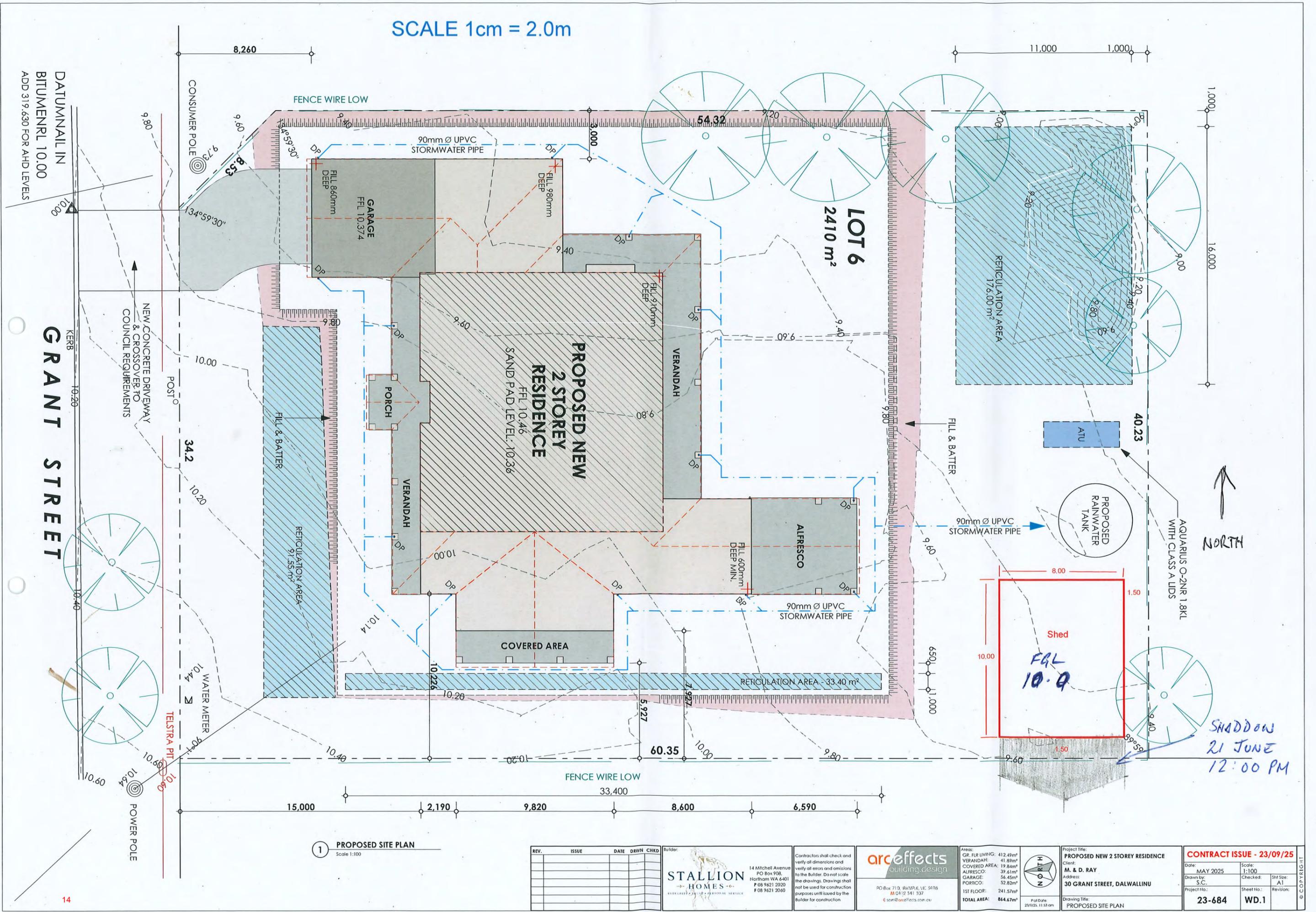
SOUTH ELEVATION

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS			FINISH:	DEBUR AND BREAK SHARP EDGES	DO NOT SCALE DRAWING	REVISION
SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:					MD & DR RAY	
DRAWN:	NAME	SIGNATURE	DATE		TITLE:	
CHK'D:	KBR		4-12-24			
APP'VD:						
MFG:						
Q.A.				MATERIAL:	DWG NO. Shed - Grant St A2	
				WEIGHT:	SCALE: 1:100	SHEET 1 OF 1

SCALE 1cm = 2.0m

DATUMMAIL IN
BITUMENRL 10.00
ADD 319.630 FOR AHD LEVELS

GRANT STREET



SHADOW
21 JUNE
12:00 PM

1 PROPOSED SITE PLAN
Scale 1:100

REV.	ISSUE	DATE	DRWN	CHKD

STALLION HOMES
14 Mitchell Avenue
PO Box 908
Northam WA 6401
P 08 9621 2020
F 08 9621 2060

Contractors shall check and verify all dimensions and verify all errors and omissions to the Builder. Do not scale the drawings. Drawings that not be used for construction purposes until issued by the Builder for construction

arceffects
building design
PO Box 710, Riverview, VIC 3608
M 04 19 541 537
© scm@arceffects.com.au

Area:	GR. FLR LIVING: 412.49m²
VERANDAH:	41.89m²
COVERED AREA:	19.84m²
ALFRESCO:	39.61m²
GARAGE:	54.45m²
PORCH:	52.82m²
1ST FLOOR:	241.57m²
TOTAL AREA:	844.67m²



Project Title:
PROPOSED NEW 2 STOREY RESIDENCE
Client:
M. & D. RAY
Address:
30 GRANT STREET, DALWALLINU

Date:	MAY 2025	Scale:	1:100
Drawn by:	S.C.	Checked:	A1
Project No.:	23-684	Sheet No.:	WD.1

CONTRACT ISSUE - 23/09/25

9.3 CORPORATE SERVICES

9.3.1 Accounts for Payment for November 2025*

Report Date	16 December 2025
Applicant	Shire of Dalwallinu
File Ref	FM/9 Financial Reporting
Previous Meeting Reference	Nil
Prepared by	Christie Andrews, Finance Officer
Supervised by	Hanna Jolly, Manager Corporate Services
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Summary of Accounts for Payment

Purpose of Report

Council is requested to consider the acceptance and approval of the Schedule of Accounts for Payment.

Background

A list of invoices paid for the month of November 2025 from the Municipal Account to the sum of \$1,037,314.65 paid by EFT is attached together with a list of bank fees, payroll, direct debit payments, loan payments and transfer to Term Deposits. These payments total \$1,351,255.69. There were no payments from the Trust Account. Total payments from all accounts being \$1,351,255.69 have been listed for Council's ratification.

Consultation

In accordance with the requirements of the *Local Government Act 1995* a list of accounts paid, by approval of the Chief Executive Officer under Council's delegated authority, is to be completed for each month showing:

- The payees names
- The amount of the payments
- Sufficient information to identify the payment
- The date of the payment

The attached list meets the requirements of the Financial Regulations,

In addition to the above statutory requirements, Financial Management Regulation Section 13(4) requires 'the total of the other outstanding accounts be calculated and a statement be presented to Council at the next Council meeting'.

Legislative Implications

State

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Policy Implications

Nil



Financial Implications

Payments are in accordance with the adopted budget for 2025/2026.

General Function Implications

Nil

Strategic Implications

Nil

Site Inspection

Not applicable

Sustainability & Climate Change Implications*Economic implications*

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

Accounts for Payments are in accordance with the adopted budget for 2025/2026 or authorised by separate resolution.



Officer Recommendation/Council Resolution

MOTION 10505

Moved Cr S Dawson
Seconded Cr S Hickleton

That Council, in accordance with the requirements of sections 13(1), 13(3), and 13(4) of the *Local Government (Financial Management) Regulations 1996* a list of payments made in November 2025 under Chief Executive Officer's delegated authority is endorsed in respect to the following bank accounts:

Municipal Fund Account totalling \$1,351,255.69 consisting of:

Bank Fees	\$1,809.44
EFT Payments (EFT17717-EFT17832)	\$1,037,314.65
<i>Bunnings Trade EFT17815 \$1,115.97</i>	
<i>Wex Australia EFT17725 \$3,224.23</i>	
EFT Payments (Payroll)	\$125,531.52
Direct Debit – Credit Card (DD18567.1)	\$11,984.89
Direct Debit – Housing Bonds (DD18531.1 & DD18563.1)	\$1,003.98
Direct Debit – Superannuation (DD18532.1 & DD18551.1)	\$25,737.36
Direct Debit – Payments to Department of Transport	\$147,873.85

CARRIED 6/0

For: President KL Carter, SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton
Against: Nil



EFT PAYMENTS FOR THE MONTH OF NOVEMBER 2025

Chq/EFT	Date	Name	Description	Amount
EFT17717	13/11/2025	On Hold On Line	Monthly on-hold message - Nov 25	77.00
EFT17718	13/11/2025	KEITH LESLIE CARTER	50% of President's Allowance	5,600.00
EFT17719	13/11/2025	KALANNIE PRIMARY SCHOOL	2025 Senior Class Dux Award	110.00
EFT17720	13/11/2025	WESTRAC EQUIPMENT PTY LTD	Filter service kit - DL695	385.74
EFT17721	13/11/2025	T-quip (Tocojepa Pty Ltd T/as)	Parts - DL209	298.79
EFT17722	13/11/2025	JASON SIGNMAKERS	WAN Remote Access for LED screen Sep 25 - Jun 26	440.00
EFT17723	13/11/2025	FUEL DISTRIBUTORS OF WA PTY LTD	Diesel	35,072.46
EFT17724	13/11/2025	WATER CORPORATION	Water Usage Sep - Nov 25	17,368.25
EFT17725	13/11/2025	Wex Australia Pty Ltd	Fuel Oct 25	3,224.23
EFT17726	13/11/2025	AUSTRALIA POST - SHIRE	Postage charges for Shire admin, Oct 25	177.22
EFT17727	13/11/2025	BOC LIMITED	Monthly container rental - Oct 25	41.09
EFT17728	13/11/2025	Bridgestone Service Centre Dalwallinu	Tyres DL 194	1,000.00
EFT17729	13/11/2025	SANDRA FOGARTY	Return of bonds	330.00
EFT17730	13/11/2025	THE ROYAL LIFE SAVING SOCIETY OF AUSTRALIA	1 year 'Watch around water' registration	165.00
EFT17731	13/11/2025	Building and Construction Industry Training Board	BCITF Levies - Oct 25	1,044.58
EFT17732	13/11/2025	SYNERGY	Electricity Usage Sep - Oct 25	7,879.81
EFT17733	13/11/2025	Team Global Express Pty Ltd	Freight - Oct 25	66.39
EFT17734	13/11/2025	STEWART & HEATON CLOTHING CO PTY LTD	Bushfire Uniforms	5,443.44
EFT17735	13/11/2025	ASHLEY J WALLIS	Return of bond	50.00
EFT17736	13/11/2025	DALWALLINU CREATIVE ARTS INC	Return of bonds	690.00
EFT17737	13/11/2025	SHERMAC AUSTRALIA PTY LTD	Return of bonds	190.00
EFT17738	13/11/2025	HITACHI CONSTRUCTION MACHINERY (AUST) PTY LTD	Investigate engine blowby & 500hr service - DL9138	5,409.90
EFT17739	13/11/2025	OJ BUTCHER & SON	Waste rock	5,840.00
EFT17740	13/11/2025	WILSONS SIGN SOLUTIONS	Annual Subscription Digital Honour Boards 25-26	209.00
EFT17741	13/11/2025	ROWDY'S ELECTRICAL	Supply & Install Evaporative Ducting System @ 6B Cousins Rd	10,945.00
EFT17742	13/11/2025	Brook & Marsh Pty Ltd	Set out intersection York/Hugget Street Widening	2,625.70
EFT17743	13/11/2025	Cabling Wa Pty Ltd	Return of bond	50.00
EFT17744	13/11/2025	Public Libraries Western Australia Inc	PLWA membership 25/26	300.00
EFT17745	13/11/2025	MCLEODS LAWYERS PTY LTD	Legal advise relating Wubin sewerage arrangements	991.87
EFT17746	13/11/2025	DALLCON	Sand & concrete for assorted jobs	9,897.80
EFT17747	13/11/2025	Nusteel Patios And Sheds	Playground shelters for CBD playground deposit	6,400.90
EFT17748	13/11/2025	Delta Agribusiness WA Pty Ltd	Assorted goods - Oct 25	2,395.45

Chq/EFT	Date	Name	Description	Amount
EFT17749	13/11/2025	WA CONTRACT RANGER SERVICES PTY LTD	Ranger services - Oct 25	1,760.00
EFT17750	13/11/2025	DALWALLINU FOODWORKS	Assorted supplies for Admin, Council and Events - Dec 25	881.70
EFT17751	13/11/2025	DEPT ENERGY, MINES, INDUSTRY REGS & SAFETY	BSL - Oct 25	3,089.44
EFT17752	13/11/2025	RICOH AUSTRALIA PTY LTD (RICOH FINANCE)	Photocopiers lease to 14/12/25	390.61
EFT17753	13/11/2025	DOMAIN DIGITAL	IT Services - Nov 25	1,452.55
EFT17754	13/11/2025	Dalwallinu Baptist Church	Return of bonds	560.00
EFT17755	13/11/2025	TELAIR PTY LTD	NBN service fee - Nov 25	603.00
EFT17756	13/11/2025	Three Sons Pty Ltd	Medical & upgrade to computer system contribution	29,693.43
EFT17757	13/11/2025	Maximum Drainage	Drainage	39,773.80
EFT17758	13/11/2025	Dudawa Haulage Pty Ltd	Gravel Cartage	136,444.00
EFT17759	13/11/2025	BABA MARDA ROAD SERVICES	Traffic control Oct/Nov 25	28,663.11
EFT17760	13/11/2025	Gazz's Maintenance Services	Cleaning & Townscape Maintenance - Oct 25	5,055.00
EFT17761	13/11/2025	Zip Heaters (Aust) Pty Ltd	Service & additional works to Rec Centre hot water taps	1,101.75
EFT17762	13/11/2025	Murray River North Pty Ltd	Progress payment 68A & B Annetts Road houses	39,655.00
EFT17763	13/11/2025	COASTAL MAINTENANCE SERVICES	Repairs to carport & veranda 15 Rayner Street	3,520.00
EFT17764	13/11/2025	Heritage Link	Return of bonds	280.00
EFT17765	13/11/2025	Kahlee Nankivell	Return of bonds	490.00
EFT17766	13/11/2025	PETER JOHN NANKIVELL	Return of bonds	788.00
EFT17767	13/11/2025	Wubin Trading Co	Grease cartridges	360.00
EFT17768	13/11/2025	BOEKEMAN MACHINERY	2025 Toyota Kluger (DL131) & assorted servicing	56,006.56
EFT17769	13/11/2025	LANDGATE	Assorted valuations to 24/10/25	290.88
EFT17770	13/11/2025	MELISSA MAE HARMS	50% of Deputy President's Allowance	1,400.00
EFT17771	27/11/2025	CUTTING EDGES	Cutting edges	2,152.59
EFT17772	27/11/2025	KEITH LESLIE CARTER	Refund of Council nomination fee	100.00
EFT17773	27/11/2025	JOHN R WALLIS ENGINEERING	Assorted goods - Oct 25	656.99
EFT17774	27/11/2025	RBC - RURAL	Photocopier meterplan charge - Nov 25	915.35
EFT17775	27/11/2025	THE PAPER COMPANY OF AUSTRALIA	Paper	310.75
EFT17776	27/11/2025	T-quip (Tocojepa Pty Ltd T/as)	Parts for DL209	299.43
EFT17777	27/11/2025	Sheridan's	Desk plate - Cr Hickleton	209.94
EFT17778	27/11/2025	JASON SIGNMAKERS	Swim school sign	1,050.28
EFT17779	27/11/2025	WATER CORPORATION	Water Usage Oct - Nov 25	20,852.66
EFT17780	27/11/2025	TELSTRA	Assorted phone usage to 6/11/25, service charges to 6/12/25	1,606.59
EFT17781	27/11/2025	THE ROYAL LIFE SAVING SOCIETY OF AUSTRALIA	Aquatic Centre audit 2025	1,179.99
EFT17782	27/11/2025	BURGESS RAWSON (WA) PTY LTD	Water Usage Sep - Nov 25	318.07

Chq/EFT	Date	Name	Description	Amount
EFT17783	27/11/2025	SYNERGY	Electricity Usage Sep - Nov 25	21,813.27
EFT17784	27/11/2025	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	2025/26 ESL	7,800.17
EFT17785	27/11/2025	Team Global Express Pty Ltd	Freight charges - Nov 25	395.34
EFT17786	27/11/2025	STEWART & HEATON CLOTHING CO PTY LTD	Bushfire Uniform Order	25.21
EFT17787	27/11/2025	REFUEL AUSTRALIA	Diesel	16,149.60
EFT17788	27/11/2025	AVON MIDLAND COUNTRY ZONE OF WALGA	Membership subscription	4,840.00
EFT17789	27/11/2025	SHANNON DAWSON	Refund of Council nomination fee	100.00
EFT17790	27/11/2025	J & B SAWYER	Kalannie refuse site lease	4,176.13
EFT17791	27/11/2025	TRUCK CENTRE (WA) PTY LTD	Service filter kit DL80	300.76
EFT17792	27/11/2025	STEVEN CLIFFORD CARTER	Accommodation reimbursement for WALGA Convention	826.20
EFT17793	27/11/2025	ROWDY'S ELECTRICAL	Assorted electrical works - Nov 25	4,375.09
EFT17794	27/11/2025	The Trustee for Belmont Unit Trust	2025 Fuso Canter truck	114,972.85
EFT17795	27/11/2025	Arro Enterprises Pty Ltd	Repairs to trailer door ram DL10454	1,322.75
EFT17796	27/11/2025	ALEMLUBE PTY LTD	6 Monthly hoist inspections at Depot	1,100.00
EFT17797	27/11/2025	DALLCON	Assorted concrete goods	24,076.93
EFT17798	27/11/2025	JEMMA LOUISE COUNSEL	Refund of Council nomination fee	100.00
EFT17799	27/11/2025	IXOM OPERATIONS PTY LTD	Container service fee - Oct 25	84.57
EFT17800	27/11/2025	LIBERTY PLUMBING & GAS	Bathroom renovations & assorted plumbing works - Nov 25	79,514.00
EFT17801	27/11/2025	PERTRAIN PTY LTD	Pre-start checklist books	925.10
EFT17802	27/11/2025	Totally Workwear Joondalup	Embroidery on uniforms	92.40
EFT17803	27/11/2025	WA CONTRACT RANGER SERVICES PTY LTD	Ranger Services - Nov 25	2,365.00
EFT17804	27/11/2025	Landmark Products Pty Ltd	Shelter, Picnic Settings & Drinking Fountain	28,886.00
EFT17805	27/11/2025	WEST COAST STABILISERS	Grader hire & wet mix- Oct 25	97,076.50
EFT17806	27/11/2025	E FIRE & SAFETY	Equipment testing Depot, Fire indicator panel testing - Oct 25	4,444.00
EFT17807	27/11/2025	Yamatji Marlpa Aboriginal Corporation	Return of bonds	660.00
EFT17808	27/11/2025	DIANE SHIRLEY CREAM	Refund of Council nomination fee	100.00
EFT17809	27/11/2025	Shane Hickleton	Refund of Council nomination fee	100.00
EFT17810	27/11/2025	DOMAIN DIGITAL	IT Services - Nov 25	3,022.25
EFT17811	27/11/2025	WCS CONCRETE PTY LTD	Supply & lay footpath	15,629.90
EFT17812	27/11/2025	JP PROMOTIONS PTY LTD	Uniforms for MWS	164.46
EFT17813	27/11/2025	Pool Robotics Perth	Wonderbrush	323.50
EFT17814	27/11/2025	Three Sons Pty Ltd	Pre placement medical	201.00
EFT17815	27/11/2025	BUNNINGS TRADE	Assorted goods for building maintenance - Oct 25	1,115.97
EFT17816	27/11/2025	Hersey's Safety Pty Ltd	Assorted consumable supplies	779.90

Chq/EFT	Date	Name	Description	Amount
EFT17817	27/11/2025	Robert Jason Abram	Crossover contribution	2,000.00
EFT17818	27/11/2025	CORSIGN WA	Bollards	4,474.80
EFT17819	27/11/2025	BABA MARDA ROAD SERVICES	Traffic controllers - Nov 25	11,291.84
EFT17820	27/11/2025	Reach Performing Arts	Return of bonds	910.00
EFT17821	27/11/2025	Securex Security Systems and Services	Alarm Monitoring - ELC to 16/2/26	151.60
EFT17822	27/11/2025	Peter Blakelock	Refund of credit from debtor account	593.91
EFT17823	27/11/2025	PAYWISE PTY LTD	Novated Lease Charges -Nov 25	3,112.20
EFT17824	27/11/2025	ALLIED CO COMMERCIAL PTY LTD	Inspection of sewer pumps	2,006.40
EFT17825	27/11/2025	Gary Collins	Return of Bond	50.00
EFT17826	27/11/2025	JAMIE FALLS	Return of Bond	120.00
EFT17827	27/11/2025	MICHAEL DAVID RAY	Refund overcharge of building fees	98.08
EFT17828	27/11/2025	BOEKEMAN MACHINERY	Extras for new DL131	1,772.65
EFT17829	27/11/2025	WA LOCAL GOVERNMENT ASSOCIATION	Elected Members Training - Understanding Local Government	528.00
EFT17830	27/11/2025	DALWALLINU COMMUNITY RESOURCE CENTRE	DDC Cover- Oct 25	1,100.00
EFT17831	28/11/2025	AVON WASTE	Waste collections for Oct 25	25,753.33
EFT17832	28/11/2025	Maximum Drainage	Drainage Wubin East	38,861.90
				1,037,314.65

DIRECT DEBITS FOR THE MONTH OF NOVEMBER 2025

Chq/EFT	Date	Name	Description	Amount
DD18531.1	06/11/2025	Bond Administrator	Housing Bond - 10 Roberts Rd Dalwallinu	669.32
DD18532.1	06/11/2025	Precision Administration Services Pty Ltd	Super contributions pe041125	12,940.55
DD18551.1	20/11/2025	Precision Administration Services Pty Ltd	Super contributions pe181125	12,796.81
DD18563.1	24/11/2025	Bond Administrator	Housing Bond - 10 Roberts Rd Dalwallinu	334.66
				26,741.34

CREDIT CARD PAYMENTS FOR THE MONTH OF NOVEMBER 2025

Chq/EFT	Date	User	Name	Description	Amount
DD18567.1	26/11/2025	Hanna Jolly	St Johns Ambulance Australia	CPR refresher for C Andrews	89.00
	26/11/2025	Jean Knight	DPLH - Lands	Document fees & deposit for Buntine Hall	3219.00
	25/11/2025	Jean Knight	Shire of Dalwallinu	Registration of DL2 (old)	129.80
	24/11/2025	Jean Knight	St Anne's Florist	Flowers for Councillor Counsel	131.00
	24/11/2025	Jean Knight	WA Newspapers Pty Ltd	Monthly charge for on-line newspapers	32.00
	24/11/2025	Jean Knight	Aussie Broadband	Monthly charge for internet at Dalwallinu Rec Centre	79.00
	21/11/2025	Jean Knight	Dilly Dally Toyland	Paint for Christmas decorations	13.28
	21/11/2025	Jean Knight	Dilly Dally Toyland	Paint & brushes for Christmas decorations	21.95
	20/11/2025	Jean Knight	Midalia Steel Pty Ltd	Rails, Post & trim deck for 12 Prior Street	276.40
	20/11/2025	Hanna Jolly	Starlink	Monthly charge for Starlink satellite Wifi	8.50
	19/11/2025	Jean Knight	Midalia Steel Pty Ltd	Trim deck for 12 Prior Street	189.75
	19/11/2025	Hanna Jolly	Rebel	Basketball nets for Rec Centre courts	139.93
	19/11/2025	Jean Knight	Uxuan Sports	Lockers for Youth Lounge air hockey/pool table	109.65
	19/11/2025	Hanna Jolly	Shire of Dalwallinu	Change of Plates DL9750	32.00
	13/11/2025	Hanna Jolly	Shire of Dalwallinu	Registration of DL147	352.90
	13/11/2025	Jean Knight	AV Windscreens	New windscreen for DL275	1289.56
	13/11/2025	Hanna Jolly	Shire of Dalwallinu	Change of plates DL186 & DL131, plate remake DL186	103.50
	12/11/2025	Jean Knight	Reduction Revolution	Light globe panels for Rec Centre	386.95
	12/11/2025	Hanna Jolly	Midland Trophies	Dally to Rotto Shields for Aquatic Centre	229.50
	11/11/2025	Jean Knight	ChargeFox	EV Station management fee	82.52
	11/11/2025	Jean Knight	Ink Station	Printer cartridges	166.39
	07/11/2025	Jean Knight	Crown Metropol Perth	LGPro Conference refreshments	13.50
	07/11/2025	Jean Knight	Dan Murphys	Staff Christmas Party Drinks	44.85
	07/11/2025	Jean Knight	Dan Murphys	Staff Christmas Party Drinks	551.72
	07/11/2025	Jean Knight	Crown Metropol Perth	LG Pro Conference refreshments	13.65
	07/11/2025	Jean Knight	Crown Junction Grill	LG Pro Conference refreshments	96.50
	07/11/2025	Hanna Jolly	Temu	Hand bouys & storage bags or Aqua Fit	219.49
	06/11/2025	Jean Knight	Crown Lobby Lounge	LG Pro Conference refreshments	27.00
	05/11/2025	Jean Knight	Crown Metropol Perth	LG Pro Conference Accomodation - CEO	921.85
	05/11/2025	Jean Knight	Crown Metropol Perth	LG Pro Conference Accomodation - TSO	910.35
	05/11/2025	Jean Knight	Crown 88 Noodle Bar	LGPro Conference refreshments	82.40
	04/11/2025	Jean Knight	Boundary Enterprises	Christmas Lights for Memorial Park	51.00
	03/11/2025	Jean Knight	Canva	Annual Subscription	165.00
	31/10/2025	Hanna Jolly	WA Government DEMIRS	Building Surveying Practitioner renewal	1200.00
	30/10/2025	Hanna Jolly	Starlink	Starlink Mini for Chief Bushfire Officer	605.00
					11,984.89

CHARGE CARDS PAYMENTS FOR THE MONTH OF NOVEMBER 2025

Chq/EFT	Card Name	Card Type	Date	User	Description	Amount
EFT17815	Bunnings Trade	Store Card	10/10/2025	Jean Knight	Christmas lights for Memorial Park	199.00
			24/10/2025	Sheree Sundstrom	Aluminum angle & strip for stock	38.66
			24/10/2025	Sheree Sundstrom	Shelfing unit for Aquatic Centre	229.00
			24/10/2025	Sheree Sundstrom	Indicator bolt, silicone & assorted paint brushes & rollers for stock	116.33
			25/10/2025	Sheree Sundstrom	Replacement taps for 3 Salmon Gums	115.09
			25/10/2025	Sheree Sundstrom	Pine for 15 Rayner Street	78.06
			25/10/2025	Sheree Sundstrom	Door flush & hinge for Kalannie Emergency Services Shed	69.60
			25/10/2025	Sheree Sundstrom	Digital entry lock for Kalannie Caravan Park	71.23
			26/10/2025	Sheree Sundstrom	Christmas lights for Memorial Park	199.00
EFT17725	Wex Australia Pty Ltd	Fuel Card	06/10/2025	Darren Streets	Fuel for DL186	74.07
			10/10/2025	Megan Pipe	Fuel for DL186	36.40
			11/10/2025	Megan Pipe	Fuel for DL186	47.31
			13/10/2025	Darren Streets	Fuel for DL186	86.07
			20/10/2025	Darren Streets	Fuel for DL186	64.00
			27/10/2025	Darren Streets	Fuel for DL186	79.00
			10/10/2025	Jean Knight	Fuel for DL 2 (CEO)	175.45
			29/10/2025	Jean Knight	Fuel for DL 2 (CEO)	153.67
			09/10/2025	Olufemi Onikola	Fuel for DL 89 (Doctor)	64.14
			13/10/2025	Olufemi Onikola	Fuel for DL 89 (Doctor)	84.51
			16/10/2025	Olufemi Onikola	Fuel for DL 89 (Doctor)	50.53
			20/10/2025	Olufemi Onikola	Fuel for DL 89 (Doctor)	70.04
			22/10/2025	Olufemi Onikola	Fuel for DL 89 (Doctor)	45.33
			24/10/2025	Olufemi Onikola	Fuel for DL 89 (Doctor)	106.57
			04/10/2025	Hanna Jolly	Fuel for DL 131 (MCS)	95.95
			05/10/2025	Hanna Jolly	Fuel for DL 131 (MCS)	66.41
			09/10/2025	Hanna Jolly	Fuel for DL 131 (MCS)	47.56
			13/10/2025	Hanna Jolly	Fuel for DL 131 (MCS)	107.86
			25/10/2025	Hanna Jolly	Fuel for DL 131 (MCS)	54.96
			30/10/2025	Hanna Jolly	Fuel for DL 131 (MCS)	81.68
			10/10/2025	Rodney Broad	Fuel for DL 281 (WS)	158.49
			19/10/2025	Rodney Broad	Fuel for DL 281 (WS)	178.46
			27/10/2025	Rodney Broad	Fuel for DL 281 (WS)	198.85
			03/10/2025	Douglas Burke	Fuel for DL 492 (MPDS)	57.12
			10/10/2025	Douglas Burke	Fuel for DL 492 (MPDS)	72.64
			15/10/2025	Douglas Burke	Fuel for DL 492 (MPDS)	89.00
			26/10/2025	Douglas Burke	Fuel for DL 492 (MPDS)	65.59
			07/10/2025	Damien Thorpe	Fuel for DL 102 (Cleaner)	47.24
			16/10/2025	Damien Thorpe	Fuel for DL 102 (Cleaner)	48.39
			24/10/2025	Damien Thorpe	Fuel for DL 102 (Cleaner)	52.79
			30/09/2025	David Hughes	Fuel for sundry plant	108.13
			02/10/2025	David Hughes	Fuel for sundry plant	106.08
			02/10/2025	David Hughes	Fuel for sundry plant	51.05
			09/10/2025	David Hughes	Fuel for sundry plant	117.59
			13/10/2025	David Hughes	Fuel for sundry plant	104.40
			23/10/2025	David Hughes	Fuel for sundry plant	108.61
			23/10/2025	David Hughes	Fuel for sundry plant	68.29
						4340.20

Shire of Dalwallinu Municipal Account

**Payroll
November 2025**

06/11/2025	Payroll fortnight ending 06/11/2025	\$ 64,601.49
20/11/2025	Payroll fortnight ending 20/11/2025	\$ 60,930.03
	TOTAL	<u>\$ 125,531.52</u>

**Bank Fees
November 2025**

27/11/2025	CommBiz Fee Refund	-\$ 26.55
01/11/2025	Bpay Transaction Fee (Muni)	\$ 167.31
02/11/2025	CBA Merchant Fee (Muni)	\$ 1,478.18
17/11/2025	CBA Transfer Fees	\$ 55.50
17/11/2025	CBA Account Service Fee	\$ 135.00
	TOTAL	<u>\$ 1,809.44</u>

**Direct Debit Payments
November 2025**

	Superannuation Payments (Pay endings 06/11/2025 & 20/11/2025)	\$ 25,737.36
27/11/2025	Credit Card Payments	\$ 11,984.89
6 & 24/11/2025	Bond Administrator - Housing Bonds	\$ 1,003.98
1-30/11/2025	Payments to Department of Transport Licensing	\$ 147,873.85
	TOTAL	<u>\$ 186,600.08</u>

9.3.2 Monthly Financial Statements for November 2025*

Report Date	16 December 2025
Applicant	Shire of Dalwallinu
File Ref	FM/9 Financial Reporting
Previous Meeting Reference	Nil
Prepared by	Hanna Jolly, Manager Corporate Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Monthly Statements of Financial Activity, Variance Report, Investments Held and Bank Reconciliations

Purpose of Report

Council is requested to receive and accept the Financial Reports for the month end 30 November 2025.

Background

There is a statutory requirement that Financial Reports be recorded in the Minutes of the meeting to which they are presented. The Financial Reports, as circulated, give an overview of the current financial position of the Shire and the status of capital income and expenditure.

Consultation

Nil

Legislative Implications

State

Local Government Act 1995

Local Government (Financial Management) Regulations 1996 s34(1), s19(1)(2) and s34(2)

Policy Implications

Nil

Financial Implications

Nil

General Function Implications

Nil

Strategic Implications

Nil

Site Inspection

Site inspection undertaken: Not applicable

Sustainability & Climate Change Implications

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.



Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

Financial Reports as at last day of business of the previous month are appended, for the period ending 30 November 2025. It is to be noted that the opening balances in these financial statements are not finalised as further adjustments for 2024-2025 may be required for yearend accruals.

Attached for council's consideration are:

1. Statement of Financial Activity
2. Variance Reports
3. Investments Held
4. Bank Reconciliations

As per Council resolution, all items that have a variance of more than \$10,000 have been noted on the variance reports.

Officer Recommendation/Council Resolution

MOTION 10506

Moved Cr JL Counsel
Seconded Cr S Dawson

That the Council accept the Financial Reports as submitted for the month ending 30 November 2025.

CARRIED 6/0

For: President KL Carter, SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton
Against: Nil



SHIRE OF DALWALLINU

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)
For the period ended 30 November 2025

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF DALWALLINU
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

	Supplementary Information	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	10	3,835,036	3,835,036	3,833,789	(1,247)	(0.03%)	
Rates excluding general rates		50,983	50,983	50,982	(1)	(0.00%)	
Grants, subsidies and contributions	14	2,736,522	1,529,964	1,631,253	101,289	6.62%	▲
Fees and charges		1,435,188	1,000,107	1,008,823	8,716	0.87%	
Interest revenue		346,131	61,105	212,388	151,283	247.58%	▲
Other revenue		100	40	0	(40)	(100.00%)	▼
Profit on asset disposals	6	162,727	32,727	0	(32,727)	(100.00%)	▼
		8,566,687	6,509,962	6,737,235	227,273	3.49%	
Expenditure from operating activities							
Employee costs		(2,935,949)	(1,256,253)	(1,001,956)	254,297	20.24%	▼
Materials and contracts		(3,391,739)	(1,547,072)	(1,146,348)	400,724	25.90%	▼
Utility charges		(491,334)	(164,202)	(183,581)	(19,379)	(11.80%)	▲
Depreciation		(6,108,419)	(2,545,416)	(5,936)	2,539,480	99.77%	▼
Finance costs		(93,862)	(46,598)	(18,913)	27,685	59.41%	▼
Insurance		(222,023)	(220,941)	(215,855)	5,086	2.30%	
Other expenditure		(145,660)	(52,984)	(48,215)	4,769	9.00%	
Loss on asset disposals	6	(17,800)	(17,800)	0	17,800	100.00%	▲
		(13,406,786)	(5,851,266)	(2,620,804)	3,230,462	55.21%	
Non-cash amounts excluded from operating activities	Note 2(b)	5,956,046	2,523,043	5,936	(2,517,107)	(99.76%)	▼
Amount attributable to operating activities		1,115,947	3,181,739	4,122,367	940,628	29.56%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	15	6,133,942	3,486,345	1,190,285	(2,296,060)	(65.86%)	▼
Proceeds from disposal of assets	6	409,727	409,727	0	(409,727)	(100.00%)	▼
		6,543,669	3,896,072	1,190,285	(2,705,787)	(69.45%)	
Outflows from investing activities							
Payments for property, plant and equipment	5	(1,791,536)	(1,098,376)	(699,175)	399,201	36.34%	▼
Payments for construction of infrastructure	5	(8,643,278)	(4,073,160)	(2,086,896)	1,986,264	48.76%	▼
Amount attributable to investing activities		(3,891,145)	(1,275,464)	(1,595,787)	(320,323)	(25.11%)	
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfer from reserves	4	731,039	144,173	144,173	0	0.00%	
		731,039	144,173	144,173	0	0.00%	
Outflows from financing activities							
Repayment of borrowings	11	(214,362)	(147,296)	(147,296)	0	0.00%	
Payments for principal portion of lease liabilities	12	(12,619)	(5,936)	(5,936)	0	0.00%	
Transfer to reserves	4	(1,448,910)	(1,014,302)	(1,086,892)	(72,590)	(7.16%)	▲
		(1,675,891)	(1,167,534)	(1,240,124)	(72,590)	(6.22%)	
Amount attributable to financing activities		(944,852)	(1,023,361)	(1,095,951)	(72,590)	(7.09%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		3,720,050	3,720,050	3,541,147	(178,903)	(4.81%)	▼
Amount attributable to operating activities		1,115,947	3,181,739	4,122,367	940,628	29.56%	▲
Amount attributable to investing activities		(3,891,145)	(1,275,464)	(1,595,787)	(320,323)	(25.11%)	▲
Amount attributable to financing activities		(944,852)	(1,023,361)	(1,095,951)	(72,590)	(7.09%)	▲
Surplus or deficit after imposition of general rates		0	4,602,964	4,971,776	368,812	8.01%	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

* Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF DALWALLINU
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

	Supplementary Information	30 June 2025	30 November 2025
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	3	10,061,350	13,226,906
Trade and other receivables		442,047	579,759
Inventories	8	9,260	15,908
TOTAL CURRENT ASSETS		10,512,657	13,822,573
NON-CURRENT ASSETS			
Trade and other receivables		4,175	4,175
Investment in associate	16	139,334	139,334
Property, plant and equipment		39,693,638	40,381,853
Infrastructure		272,601,556	274,662,114
Right-of-use assets		27,219	21,284
TOTAL NON-CURRENT ASSETS		312,465,922	315,208,760
TOTAL ASSETS		322,978,579	329,031,333
CURRENT LIABILITIES			
Trade and other payables	9	565,646	512,273
Other liabilities	13	29,293	986,775
Lease liabilities	12	12,618	6,697
Borrowings	11	214,362	67,066
Employee related provisions	13	433,815	428,036
TOTAL CURRENT LIABILITIES		1,255,734	2,000,847
NON-CURRENT LIABILITIES			
Lease liabilities	12	15,991	15,991
Borrowings	11	2,472,584	2,472,584
Employee related provisions		41,301	41,301
Other provisions		173,293	173,293
TOTAL NON-CURRENT LIABILITIES		2,703,169	2,703,169
TOTAL LIABILITIES		3,958,903	4,704,016
NET ASSETS		319,019,676	324,327,317
EQUITY			
Retained surplus		63,095,642	67,460,564
Reserve accounts	4	6,189,582	7,132,301
Revaluation surplus		249,734,452	249,734,452
TOTAL EQUITY		319,019,676	324,327,317

This statement is to be read in conjunction with the accompanying notes.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 NOVEMBER 2025

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements.

Judgements and estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

SIGNIFICANT ACCOUNTING POLICES

Significant accounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 02 December 2025

SHIRE OF DALWALLINU
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

(a) Net current assets used in the Statement of Financial Activity	Supplementary Information	Amended Budget Opening 30 June 2025	Last Year Closing 30 June 2025	Year to Date 30 November 2025
		\$	\$	\$
Current assets				
Cash and cash equivalents	3	11,708,133	10,061,350	13,226,906
Trade and other receivables		269,668	442,047	579,759
Inventories	8	18,901	9,260	15,908
		<u>11,996,702</u>	<u>10,512,657</u>	<u>13,822,573</u>
Less: current liabilities				
Trade and other payables	9	(482,763)	(565,646)	(512,273)
Other liabilities	13	(11,159)	(29,293)	(986,775)
Lease liabilities	12	(12,061)	(12,618)	(6,697)
Borrowings	11	(317,147)	(214,362)	(67,066)
Employee related provisions	13	(391,047)	(433,815)	(428,036)
Other provisions	13	(702,925)	0	0
		<u>(1,917,102)</u>	<u>(1,255,734)</u>	<u>(2,000,847)</u>
Net current assets		10,079,600	9,256,923	11,821,726
Less: Total adjustments to net current assets	Note 2(c)	(5,620,297)	(5,715,776)	(6,849,949)
Closing funding surplus / (deficit)		4,459,303	3,541,147	4,971,777

(b) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

Non-cash amounts excluded from operating activities		Amended Budget	YTD Budget (a)	YTD Actual (b)
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	6	(162,727)	(32,727)	0
Add: Loss on asset disposals	6	17,800	17,800	0
Add: Depreciation		6,108,419	2,545,416	5,936
Movement in current employee provisions associated with restricted cash		(7,446)	(7,446)	0
Total non-cash amounts excluded from operating activities		5,956,046	2,523,043	5,936

(c) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets		Amended Budget Opening 30 June 2025	Last Year Closing 30 June 2025	Year to Date 30 November 2025
		\$	\$	\$
Less: Reserve accounts	4	(6,189,582)	(6,189,582)	(7,132,301)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	11	317,147	214,362	67,066
- Current portion of lease liabilities	12	12,061	12,618	6,697
- Current portion of other provisions held in reserve		240,077	246,826	208,589
Total adjustments to net current assets	Note 2(a)	(5,620,297)	(5,715,776)	(6,849,949)

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

SHIRE OF DALWALLINU
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2025

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is \$10,000 or 10.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
Revenue from operating activities			
Grants, subsidies and contributions	101,289	6.62%	▲
Financial Assistance Grant payments higher than budgeted		Permanent	
Interest revenue	151,283	247.58%	▲
Timing variance		Timing	
Other revenue	(40)	(100.00%)	▼
Timing variance		Timing	
Profit on asset disposals	(32,727)	(100.00%)	▼
No asset disposals processed YTD		Timing	
Expenditure from operating activities			
Employee costs	254,297	20.24%	▼
Salaries & Wages less than budgeted - Timing		Timing	
Materials and contracts	400,724	25.90%	▼
Various small timing variances		Timing	
Utility charges	(19,379)	(11.80%)	▲
Various small timing variances		Timing	
Depreciation	2,539,480	99.77%	▼
Depreciation not processed for July to November 2025		Timing	
Finance costs	27,685	59.41%	▼
Timing variance		Timing	
Loss on asset disposals	17,800	100.00%	▲
No asset disposals processed YTD		Timing	
Non-cash amounts excluded from operating activities	(2,517,107)	(99.76%)	▼
Depreciation not processed for July to November 2025		Timing	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(2,296,060)	(65.86%)	▼
Timing variance		Timing	
Proceeds from disposal of assets	(409,727)	(100.00%)	▼
Timing variance		Timing	
Outflows from investing activities			
Payments for property, plant and equipment	399,201	36.34%	▼
Timing variance		Timing	
Payments for construction of infrastructure	1,986,264	48.76%	▼
Timing variance		Timing	
Outflows from financing activities			
Transfer to reserves	(72,590)	(7.16%)	▲
See note 4 for details		Timing	
Surplus or deficit at the start of the financial year	(178,903)	(4.81%)	▼
Financials statement yet to be audited		Permanent	
Surplus or deficit after imposition of general rates	368,812	8.01%	▲
Due to variances described above			

SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION

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SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$3.72 M	\$3.72 M	\$3.54 M	(\$0.18 M)
Closing	\$0.00 M	\$4.60 M	\$4.97 M	\$0.37 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$13.23 M	% of total
Unrestricted Cash	\$6.09 M	46.1%
Restricted Cash	\$7.13 M	53.9%

Refer to 3 - Cash and Financial Assets

Payables		\$0.51 M	% Outstanding
Trade Payables	\$0.45 M		
0 to 30 Days			99.4%
Over 30 Days			0.6%
Over 90 Days			0.0%

Refer to 9 - Payables

Receivables		
	\$0.23 M	% Collected
Rates Receivable	\$0.35 M	92.7%
Trade Receivable	\$0.23 M	% Outstanding
Over 30 Days		6.0%
Over 90 Days		1.7%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$1.12 M	\$3.18 M	\$4.12 M	\$0.94 M

Refer to Statement of Financial Activity

Rates Revenue		
YTD Actual	\$3.83 M	% Variance
YTD Budget	\$3.84 M	(0.0%)

Refer to 10 - Rate Revenue

Grants and Contributions		
YTD Actual	\$1.63 M	% Variance
YTD Budget	\$1.53 M	6.6%

Refer to 14 - Grants and Contributions

Fees and Charges		
YTD Actual	\$1.01 M	% Variance
YTD Budget	\$1.00 M	0.9%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$3.89 M)	(\$1.28 M)	(\$1.60 M)	(\$0.32 M)

Refer to Statement of Financial Activity

Proceeds on sale		
YTD Actual	\$0.00 M	%
Amended Budget	\$0.41 M	(100.0%)

Refer to 6 - Disposal of Assets

Asset Acquisition		
YTD Actual	\$2.09 M	% Spent
Amended Budget	\$8.64 M	(75.9%)

Refer to 5 - Capital Acquisitions

Capital Grants		
YTD Actual	\$1.19 M	% Received
Amended Budget	\$6.13 M	(80.6%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.94 M)	(\$1.02 M)	(\$1.10 M)	(\$0.07 M)

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	(\$0.15 M)
Interest expense	(\$0.02 M)
Principal due	\$2.54 M

Refer to 11 - Borrowings

Reserves	
Reserves balance	\$7.13 M
Interest earned	\$0.11 M

Refer to 4 - Cash Reserves

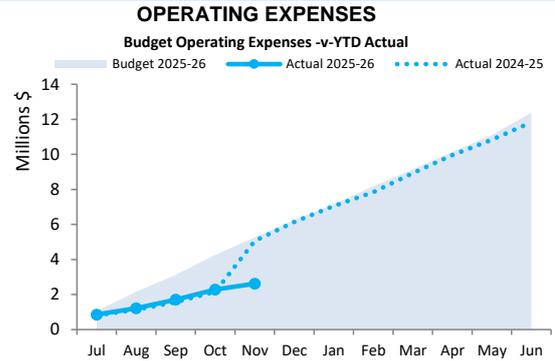
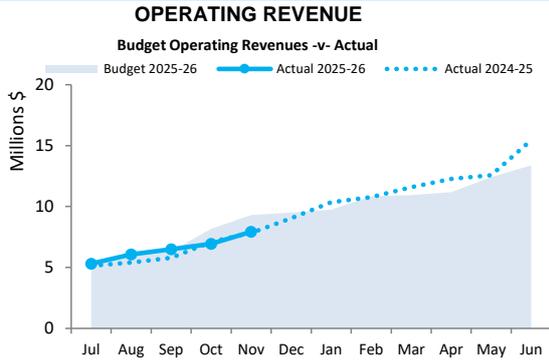
Lease Liability	
Principal repayments	(\$0.01 M)
Interest expense	(\$0.00 M)
Principal due	\$0.02 M

Refer to Note 12 - Lease Liabilities

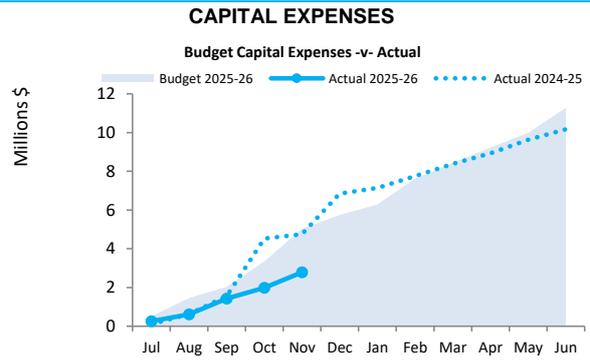
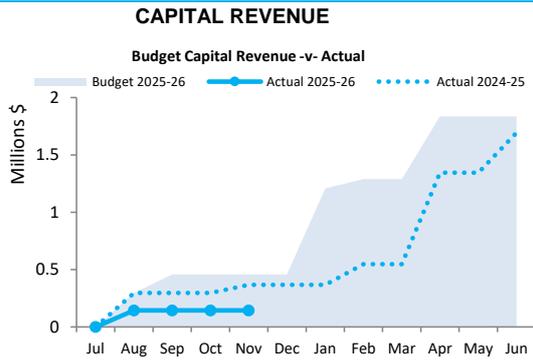
This information is to be read in conjunction with the accompanying Financial Statements and notes.

2 KEY INFORMATION - GRAPHICAL

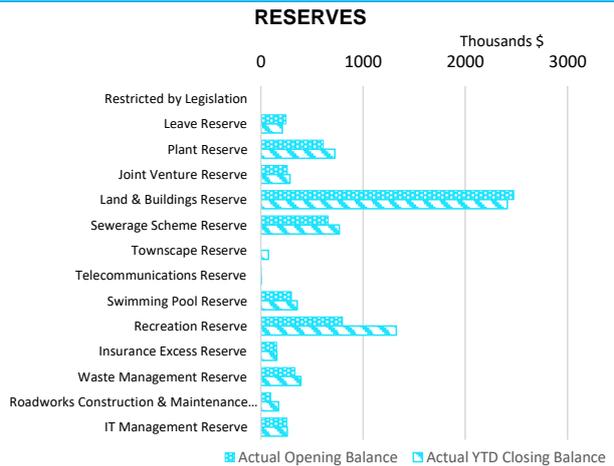
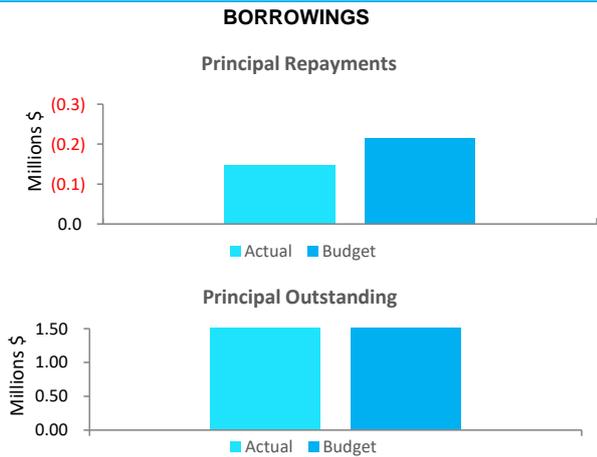
OPERATING ACTIVITIES



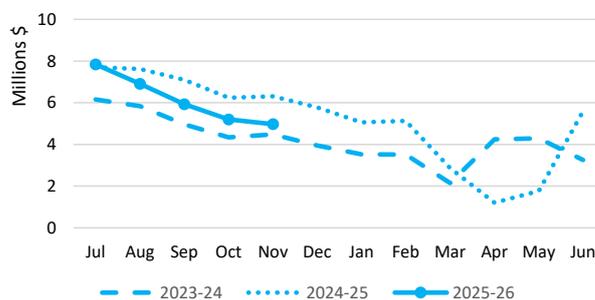
INVESTING ACTIVITIES



FINANCING ACTIVITIES



Closing funding surplus / (deficit)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

**SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

3 CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted \$	Restricted \$	Total Cash \$	Trust \$	Institution	Interest Rate	Maturity Date
Business Online Saver	Cash and cash equivalents	1,222,034		1,222,034		Bank	3.05%	At call
Municipal Account	Cash and cash equivalents	27,790		27,790		Bank	3.00%	At call
Term Deposit - Reserves	Cash and cash equivalents	(0)	7,132,301	7,132,301		Bank	4.20%	3/03/2026
Term Deposit - Municipal Exce	Cash and cash equivalents	4,844,531		4,844,531		Bank	3.81%	5/12/2025
Floats Held	Cash and cash equivalents	250		250		Shire float	0.00%	At call
Total		6,094,605	7,132,301	13,226,906	0			
Comprising								
Cash and cash equivalents		6,094,605	7,132,301	13,226,906	0			
		6,094,605	7,132,301	13,226,906	0			

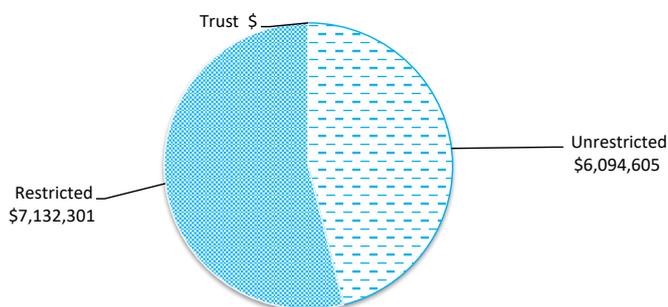
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other a



SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025

4 RESERVE ACCOUNTS

Reserve name	Budget	Budget	Budget	Budget	Budget	Actual	Actual	Actual	Actual	Actual YTD
	Opening Balance	Interest Earned	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Interest Earned	Transfers In (+)	Transfers Out (-)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Legislation										
Leave Reserve	246,824	8,146	0	(39,117)	215,853	246,824	3,834	0	(39,117)	211,541
Plant Reserve	611,406	20,176	100,000	0	731,582	611,406	11,519	100,000	0	722,925
Joint Venture Reserve	259,716	8,571	21,320	0	289,607	259,716	4,675	21,320	0	285,711
Land & Buildings Reserve	2,473,535	81,627	270,000	(268,414)	2,556,748	2,473,535	41,360	0	(105,056)	2,409,839
Sewerage Scheme Reserve	657,620	21,701	97,433	0	776,754	657,620	12,285	97,433	0	767,338
Townscape Reserve	0	2,475	75,000	0	77,475	0	771	75,000	0	75,771
Telecommunications Reserve	553	18	0	0	571	553	9	0	0	562
Swimming Pool Reserve	299,119	9,871	50,000	(294,933)	64,057	299,119	5,646	50,000	0	354,765
Recreation Reserve	800,376	26,412	505,357	0	1,332,145	800,376	18,929	505,357	0	1,324,662
Insurance Excess Reserve	154,326	5,093	0	0	159,419	154,326	2,648	0	0	156,974
Waste Management Reserve	334,648	11,043	50,000	0	395,691	334,648	6,256	50,000	0	390,904
Roadworks Construction & Main	97,665	3,223	73,069	0	173,957	97,665	2,427	73,069	0	173,161
IT Management Reserve	253,794	8,375	0	(128,575)	133,594	253,794	4,355	0	0	258,149
	6,189,582	206,731	1,242,179	(731,039)	6,907,453	6,189,582	114,713	972,179	(144,173)	7,132,301

5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land - freehold land	86,858	0	26,612	26,612
Buildings - non-specialised	1,085,916	479,614	373,767	(105,847)
Furniture and equipment	55,426	55,426	26,811	(28,615)
Plant and equipment	563,336	563,336	271,985	(291,351)
Acquisition of property, plant and equipment	1,791,536	1,098,376	699,175	(399,201)
Infrastructure - roads	6,913,048	2,991,620	1,993,242	(998,378)
Infrastructure - Other	1,662,785	1,014,095	93,654	(920,441)
Infrastructure - Footpaths	67,445	67,445	0	(67,445)
Acquisition of infrastructure	8,643,278	4,073,160	2,086,896	(2,784,665)
Total capital acquisitions	10,434,814	5,171,536	2,786,072	(3,183,866)
Capital Acquisitions Funded By:				
Capital grants and contributions	6,133,942	3,486,345	1,190,285	(2,296,060)
Other (disposals & C/Fwd)	409,727	409,727	0	(409,727)
Reserve accounts				
Leave Reserve	0	6,895	39,117	32,222
Land & Buildings Reserve	268,414	81,356	105,056	23,700
Townscape Reserve	0	76,849	0	(76,849)
Swimming Pool Reserve	294,933	0	0	0
Roadworks Construction & Maintenance Reserve	0	131,878	0	(131,878)
IT Management Reserve	128,575	0	0	0
Contribution - operations	3,199,223	1,580,312	1,451,614	(128,698)
Capital funding total	10,434,814	5,773,362	2,786,072	(2,987,290)

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

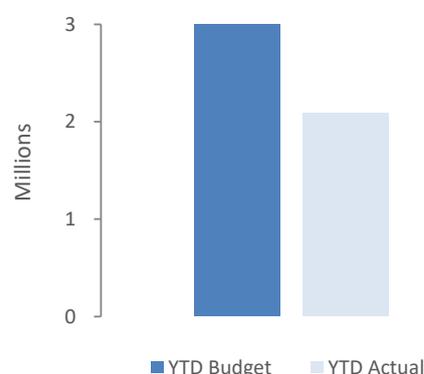
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

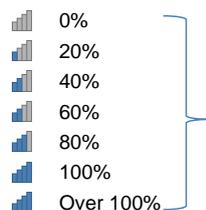
Payments for Capital Acquisitions



5 CAPITAL ACQUISITIONS - DETAILED

Capital expenditure total

Level of completion indicators



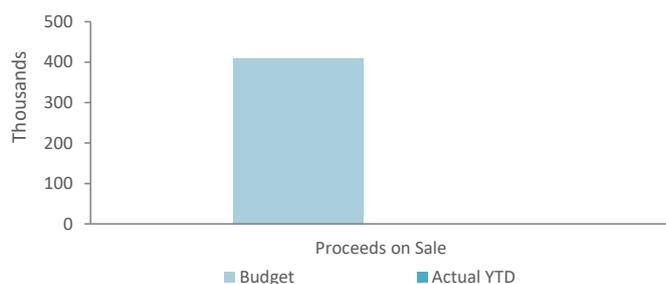
Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

		Amended			Variance	
Account Description		Budget	YTD Budget	YTD Actual	(Under)/Over	
		\$	\$	\$	\$	
LAND						
	E111837	PUB HALL - Capital Expenditure - Land	56,858	0	26,612	(26,612)
	E135876	OTH ECON - Capital Expenditure - Purchase of Land	30,000	0	0	0
BUILDINGS						
	E053847	OTH LOPS -Capital Expenditure - Buildings Disaster Resilience DF	28,248	28,248	3,430	24,818
	K89	Dalwallinu Medical Centre - Capital Upgrade	17,255	17,255	17,255	0
	K117	1 Wattle Close, Dalwallinu - FO rates - Capital Upgrade	27,500	27,500	0	27,500
	K116	36 Annetts Rd, Dalwallinu - CSO - Capital Upgrade	25,300	25,300	0	25,300
	K123	6B Cousins Rd, Dalwallinu - WM - Capital Upgrade	10,945	10,945	10,945	0
	K151	68A Annetts Road, Dalwallinu (3x2) - Capital Upgrade	146,495	146,494	102,543	43,951
	K152	68B Annetts Road (2x1) - Capital Upgrade	215,095	215,094	92,597	122,497
	K12	Wilfred Thomas Lodge - Capital Upgrade	36,300	0	84,400	(84,400)
	K153	Aged Housing Myers St - Capital Upgrade	450,000	0	0	0
	K103	11 A Anderson Way, Dalwallinu - Accountant - Capital Upgrade	8,778	8,778	8,778	0
	K8	Dalwallinu Town Hall - Capital Upgrade	120,000	0	40,797	(40,797)
	K14	Pioneer House Building Upgrade	0	0	13,023	(13,023)
ROADS						
	E121700	ROAD CON - Regional Road Group	734,750	422,570	436,671	(14,101)
	E121720	ROAD CON - Roads To Recovery	1,232,813	508,490	395,220	113,270
	E121735	ROAD CON - WSFN	4,042,805	1,684,480	707,986	976,494
	E121730	ROAD CON - Shire Road Program	396,156	165,040	5,900	159,140
	E121736	ROAD CON - Commodity Route	506,524	211,040	447,466	(236,426)
OTHER INFRASTRUCTURE						
	O36	Sewerage Line Upgrade - Main Line	369,925	369,925	0	369,925
	O95	Aquatic Centre Other Infrastructure Upgrade	530,095	530,095	0	530,095
	O11	Dalwallinu Oval Capital Upgrades	492,356	0	0	0
	O30	Dalwalinu Playground (Arts Centre) - Capital Upgrade	72,250	72,250	11,638	60,612
	O18	Wubin Playground	40,000	0	0	0
	O39	Pithara Park - Capital Upgrade	68,103	0	30,692	(30,692)
	O29	Kalannie Sports Pavilion Other Infrastructure - Capital Upgrade	19,169	0	0	0
	O10	Recreation Precinct Car Park Shelter	38,500	38,500	24,237	14,263
	O40	Dalwallinu Recreation Precinct Fence - Capital Upgrade	32,387	3,325	27,087	(23,762)
FOOTPATH CONSTRUCTION						
	F0184	Wasley Street - capital upgrade footpath	67,445	67,445	0	67,445
PLANT & EQUIPMENT						
	E073835	OTH HEALTH - Capital Expenditure - Plant & Equipment	17,500	17,500	15,262	2,238
	DL147	Purchase of Tipper Truck	110,000	110,000	104,136	5,864
	DL9346	Purchase of Prime Mover	270,000	270,000	0	270,000
	CP010	Purchase of Skid Steer Trailer	10,000	10,000	11,695	(1,695)
	CP001	Purchase Sundry Plant	15,000	15,000	0	15,000
	E145801	ADMIN - CEO's Vehicle DL 2	78,000	78,000	78,056	(56)
	E145802	ADMIN - MCS Vehicle - DL 131	62,836	62,836	62,836	0
FURNITURE & FIXTURES						
	E073846	OTH HEALTH - Capital Expenditure Furniture & Equipment	27,016	27,016	26,811	205
	E145805	ADMIN - Capital Expenditure - Furniture & Equipment	28,410	28,410	0	28,410
		10,434,814	5,171,536	2,786,072	2,385,464	

6 DISPOSAL OF ASSETS

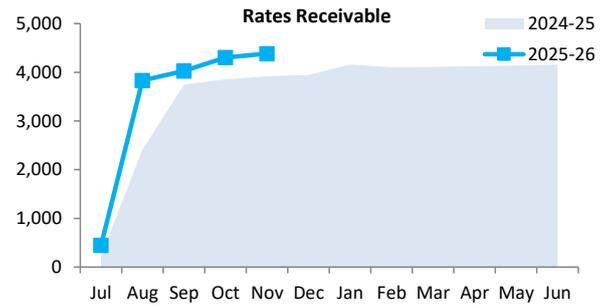
Asset Ref.	Asset description	Amended Budget				YTD Actual				
		Net Book		Proceeds	Profit	(Loss)	Net Book		Profit	(Loss)
		Value					Value			
		\$	\$	\$	\$	\$	\$	\$	\$	
	Land & Buildings									
	Sale of McNeill St lots	75,000	120,000	45,000	0	0	0	0	0	
	Sale of Roberts Rd lots	65,000	150,000	85,000	0	0	0	0	0	
	Plant and equipment									
	Sale of Med Centre Generator	4,000	4,000	0	0	0	0	0	0	
	Sale of DL9346	67,800	50,000	0	(17,800)	0	0	0	0	
	Sale of DL487	7,500	12,000	4,500	0	0	0	0	0	
	Sale of Skid Steer Trailer	500	2,000	1,500	0	0	0	0	0	
	Sale of DL2	35,000	59,000	24,000	0	0	0	0	0	
	Sale of DL186	10,000	12,727	2,727	0	0	0	0	0	
		264,800	409,727	162,727	(17,800)	0	0	0	0	



7 RECEIVABLES

4,336,786

Rates receivable	30 Jun 2025	30 Nov 2025
	\$	\$
Opening arrears previous years	46,638	39,389
Levied this year	4,336,786	4,690,699
Less - collections to date	(4,344,035)	(4,384,693)
Gross rates collectable	39,389	345,395
Net rates collectable	39,389	345,395
% Collected	99.1%	92.7%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(594)	200,289	9,023	133	3,539	212,391
Percentage	(0.3%)	94.3%	4.2%	0.1%	1.7%	
Balance per trial balance						
Trade receivables	(594)	200,289	9,023	133	3,539	212,391
GST receivable						21,973
Total receivables general outstanding						234,364

Amounts shown above include GST (where applicable)

KEY INFORMATION

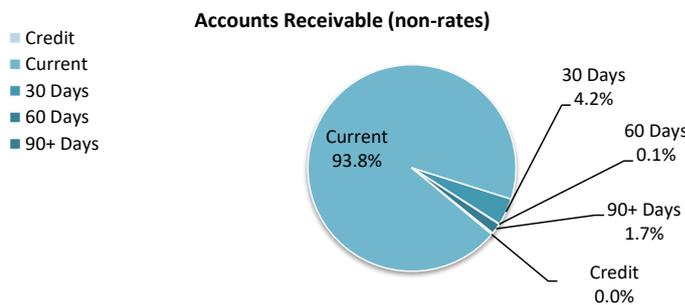
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



8 OTHER CURRENT ASSETS

	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 November 2025
	\$	\$	\$	\$
Other current assets				
Inventory				
Inventories Fuel & Materials	9,260	107,706	(101,058)	15,908
Total other current assets	9,260	107,706	(101,058)	15,908

Amounts shown above include GST (where applicable)

KEY INFORMATION

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

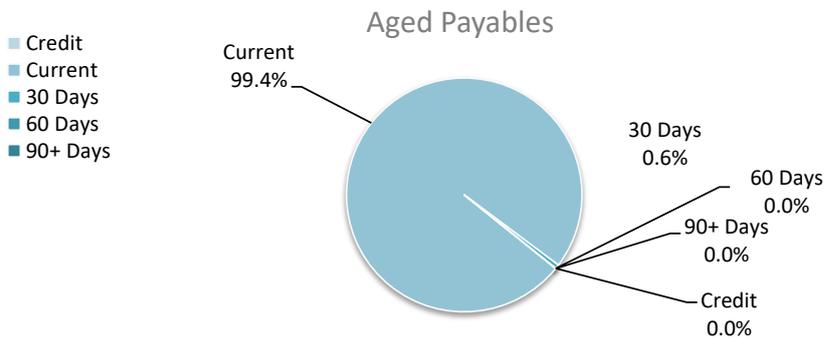
9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	389,345	2,277	0	0	391,622
Percentage	0.0%	99.4%	0.6%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors	0	448,253	2,277	0	0	450,530
Accrued salaries and wages						(3,556)
Accrued interest on loans						50,071
Bonds & Deposits Held						15,228
Total payables general outstanding						512,273

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



SHIRE OF DALWALLINU
 SUPPLEMENTARY INFORMATION
 FOR THE PERIOD ENDED 30 NOVEMBER 2025

OPERATING ACTIVITIES

10 RATE REVENUE

General rate revenue

RATE TYPE	Rate in	Number of	Rateable	Rate	Budget	Total	Rate	YTD Actual	Total
	\$ (cents)	Properties	Value	Revenue	Interim	Revenue	Revenue	Interim	Revenue
				\$	\$	\$	\$	\$	\$
Gross rental value									
Gross Rental Value	0.083440	402	6,391,982	533,347	0	533,347	533,347	39	533,386
Unimproved value									
Unimproved Value	0.008710	358	381,939,500	3,326,693	100	3,326,793	3,326,693	1,629	3,328,322
Sub-Total		760	388,331,482	3,860,040	100	3,860,140	3,860,040	1,668	3,861,708
Minimum payment									
Gross rental value									
GRV - Dalwallinu	666	36	149,590	23,976	0	23,976	23,976	0	23,976
GRV - Kalannie	666	33	182,697	21,978	0	21,978	21,978	0	21,978
GRV - Other Towns	666	75	292,999	49,950	0	49,950	49,950	0	49,950
Unimproved value									
UV - Rural	776	38	1,305,689	29,488	0	29,488	29,488	0	29,488
UV - Mining	776	29	322,206	22,504	0	22,504	22,504	0	22,504
Sub-total		211	2,253,181	147,896	0	147,896	147,896	0	147,896
Discount						(173,000)			(175,815)
Amount from general rates						3,835,036			3,833,789
Ex-gratia rates						50,983			50,982
Total general rates						3,886,019			3,884,771

11 BORROWINGS

Repayments - borrowings

Information on borrowings	Loan No.	New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
		1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Particulars		\$	\$	\$	\$	\$	\$	\$	\$	\$
Dalwallinu Discovery Centre	157	271,804	0	0	(32,637)	(65,648)	239,167	206,156	(1,701)	(5,851)
Dalwallinu Recreation Centre	159	2,334,035	0	0	(33,552)	(67,607)	2,300,483	2,266,428	(16,554)	(86,518)
Bell St Subdivision	160	81,107	0	0	(81,107)	(81,107)	-0	0	(104)	(449)
Total		2,686,946	0	0	(147,296)	(214,362)	2,539,650	2,472,584	(18,359)	(92,818)
Current borrowings		214,362					67,066			
Non-current borrowings		2,472,584					2,472,584			
		2,686,946					2,539,650			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

12 LEASE LIABILITIES

Movement in carrying amounts

Information on leases Particulars	Lease No.	1 July 2025	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	
Gymnasium Equipment	E6N0162493	17,964	0	0	(4,337)	(8,785)	13,627	9,179	(359)	(617)
Administration Photocopiers	Ricoh	10,646	0	0	(1,599)	(3,834)	9,047	6,812	(195)	(427)
Total		28,610	0	0	(5,936)	(12,619)	22,674	15,991	(554)	(1,044)
Current lease liabilities		12,618					6,697			
Non-current lease liabilities		15,991					15,991			
		28,609					22,688			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

13 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 November 2025
		\$	\$	\$	\$	\$
Other current liabilities						
Other liabilities						
Contract liabilities		29,293	0	2,147,767	(1,190,285)	986,775
Total other liabilities		29,293	0	2,147,767	(1,190,285)	986,775
Employee Related Provisions						
Provision for annual leave		224,951	0	0	0	224,951
Provision for long service leave		208,864	0	0	(5,779)	203,085
Total Provisions		433,815	0	0	(5,779)	428,036
Total other current liabilities		463,108	0	2,147,767	(1,196,064)	1,414,811

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 14

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

14 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget	YTD Budget	YTD Revenue
	1 July 2025		(As revenue)	30 Nov 2025	30 Nov 2025	Revenue	Budget	Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies								
General Purpose Grant - WA Government	0	0	0	0	0	1,137,914	568,956	635,676
Untied Roads Grant - WA Government	0	0	0	0	0	674,552	337,276	390,909
DFES Operating Grant	0	0	0	0	0	61,979	15,494	21,685
Direct Grant - Main Roads	0	0	0	0	0	429,914	429,914	437,158
	0	0	0	0	0	2,304,359	1,351,640	1,485,428
Contributions								
Collection of Legal Costs	0	0	0	0	0	25,000	10,413	2,145
Miscellaneous Reimbursements - GOV	0	0	0	0	0	1,300	340	155
Miscellaneous Reimbursements - HEALTH	0	0	0	0	0	8,219	3,421	3,199
Miscellaneous Reimbursements - PRE SCHOOL	0	0	0	0	0	17,265	7,191	7,172
Miscellaneous Reimbursements - OTH WELFARE	0	0	0	0	0	200	50	0
Miscellaneous Reimbursements - STAFF HOUSING	0	0	0	0	0	12,130	4,044	9,355
Miscellaneous Reimbursements - OTH HOUSING	0	0	0	0	0	16,157	6,727	6,499
Miscellaneous Reimbursements - SEW	0	0	0	0	0	1,000	0	0
Miscellaneous Reimbursements - OTH COM	0	0	0	0	0	1,976	820	2,458
Containers Deposit Scheme Income	0	0	0	0	0	1,000	415	493
Collection Metal Rubbish	0	0	0	0	0	250	125	0
Miscellaneous Reimbursements - REC & CUL	0	0	0	0	0	159,536	66,456	18,929
Miscellaneous Reimbursements - ROAD MAIN	0	0	0	0	0	500	205	254
Street Light Contribution - Main Roads	0	0	0	0	0	5,500	2,290	0
Miscellaneous Reimbursements - ECON SERV	0	0	0	0	0	76,104	31,699	24,664
Miscellaneous Reimbursements - OTH PRO & SERV	0	0	0	0	0	39,047	16,230	33,966
Fuel Rebates - ATO	0	0	0	0	0	45,000	18,745	25,158
Parental Leave Reimbursements - ADMIN	0	0	0	0	0	21,979	9,153	11,377
	0	0	0	0	0	432,163	178,324	145,824
TOTALS	0	0	0	0	0	2,736,522	1,529,964	1,631,253

15 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 30 Nov 2025	Current Liability 30 Nov 2025	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
DFES LG Resilience Fund Grant	0	0	0	0	0	29,293	29,293	3,430
CSRFF Grant - SWIM	0	0	0	0	0	147,467	0	0
Club Night Light Program Grant - OTH REC	0	0	0	0	0	200,000	0	0
Main Roads - Regional Road Group ROAD CON	0	0	0	0	0	489,834	244,916	291,114
Dept. Infr. - Roads to Recovery ROAD CON	0	0	0	0	0	1,156,926	1,156,926	0
Main Roads - Wheatbelt Secondary Freight Program ROAL	0	0	0	0	0	3,773,188	1,886,594	625,953
Main Roads - Commodity Route ROAD CON	0	0	0	0	0	337,235	168,616	269,788
	0	0	0	0	0	6,133,943	3,486,345	1,190,285

**SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 NOVEMBER 2025**

16 INVESTMENT IN ASSOCIATES

(a) Investment in associate

Aggregate carrying amount of interests in Local Government House accounted for using the equity method are reflected in the table below.

Carrying amount at 1 July
Carrying amount at 30 June

Amended Budget Revenue	YTD Budget	YTD Revenue Actual
\$	\$	\$
0	0	139,334
0	0	139,334

SIGNIFICANT ACCOUNTING POLICIES

Investments in associates

An associate is an entity over which the Shire has the power to participate in the financial and operating policy decisions of the investee but not control or joint control of those policies.

Investments in associates are accounted for using the equity method. The equity method of accounting, is whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the Shire's share of net assets of the associate. In addition, the Shire's share of the profit or loss of the associate is included in the Shire's profit or loss.

Shire of Dalwallinu Bank Reconciliation as at 30 November 2025 ✓

Balance as per General Ledger as at 1 November 2025 ✓				
A910000 - Municipal Fund ✓	108,160.65 ✓			
A910001 - Telenet Saver	649,480.89 ✓	757,641.54		757,641.54
Add Cash Receipts				
Daily Receipts		820,153.09 ✓		
BPAY Receipts		113,214.79		
Interest Received		2,973.13		
Transfer from Muni Excess Funds Term Deposit		900,000.00		
Direct Debit - LGIS Adjustment (DD18567.1)		7,096.99		
Transfer from Reserve funds Term Deposit				
				1,843,438.00
				2,601,079.54
Less Cash Payments				
EFT Payments - Payroll ✓		125,531.52 ✓		
EFT Payments (EFT17717/EFT17832) ✓		1,037,314.65 ✓		
Direct Debit - Credit Cards (DD18567.1)		11,984.89		
Direct Debit - Housing Bonds (DD18531.1 & DD18563.1)		1,003.98		
Direct Debit - Superannuation Payments		25,737.36		
Bank Fees		1,809.44		
Direct Debit - Payment to DoT		147,873.85		
				1,351,255.69
Balance as per General Ledger as at 30 November 2025 ✓				
A910000 - Municipal Fund ✓	27,789.83 ✓			
A910001 - Telenet Saver	1,222,034.02 ✓			
		1,249,823.85	0.00	1,249,823.85
Add				
Less				
Banking 28/11/25, received on 1/12/25				4,233.50 ✓
				1,245,590.35
Balance as per Bank Statements as at 30 November 2025 ✓				
CBA Muni Cheque Account - xxxx379		23,556.33 ✓		
CBA Business Online Saver - xxxx395		1,222,034.02 ✓	0.00	1,245,590.35

Prepared by

 1/12/25

Reviewed by

 2/12/25

Shire of Dalwallinu Trust Bank Reconciliation as at 30 November 2025

Balance as per General Ledger as at 1 November 2025 2T9900000 - Trust Fund ✓	0.00	0.00		0.00
Add Cash Receipts				0.00
Less Cash Payments				0.00
		0.00		0.00
Balance as per General Ledger as at 30 November 2025 ✓ 2T9900000 - Trust Fund	0.00	0.00	0.00	0.00
Add				
Less				
Balance as per Bank Statements as at 30 November 2025 ✓ 2T9900000 - Trust Fund		0.00	0.00	0.00

Prepared by

 1/12/2025

Reviewed by

 1/12/2025

9.4 CHIEF EXECUTIVE OFFICER

9.4.1 Support for Regional Housing Support Fund Application*

Report Date	25 November 2025
Applicant	Shire of Dalwallinu
File Ref	GS/10 - Grants
Previous Meeting Reference	Nil
Prepared by	Jean Knight, Chief Executive Officer
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	1. Business Plan 2. Budget Plan

Purpose of Report

Council is requested to support an application to the Regional Housing Support Fund (RHSF) for the construction of three (3) modular units on Lot 567 (27) McNeill Street, Dalwallinu.

Background

The Regional Housing Support Fund is a \$25 million commitment from the Western Australian Government to provide grants to support new housing and residential lot supply projects across regional Western Australia.

The fund is open to local governments, community housing providers and landowners/developers to support key worker, community housing and residential subdivision projects.

The fund is administered by the Department of Planning, Lands and Heritage.

Applications close 5pm, Friday 19 December 2025.

This report is seeking Council's support for the lodgement of an application to the Regional Housing Support Fund and the required co-contribution.

Consultation

Councillors (November Agenda Briefing Session)

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

Should the Shire be successful with the funding application, there will be a co-contribution required to be put in the 2026-2027 budget.

The funds could be withdrawn from the Land & Building Reserve. See Officer Comment for full financial implications.



General Function Implications

Nil

Strategic Implications

Nil

Site Inspection

Site inspection undertaken: Nil

Sustainability & Climate Change Implications

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There is a shortage of housing in the Dalwallinu townsite. Provision of these units will alleviate some of the pressure for community members.

Environmental implications

There are no known significant environment implications associated with this proposal.

Officer Comment

The RHSF seeks to:

1. Provide funding assistance to help close the existing feasibility gaps being experienced by key worker and community housing projects in regional Western Australia;
2. Assist with the provision of new housing in regional towns to help build and maintain sustainable regional communities;
3. Support delivery of housing for key workers, community housing organisations and low to moderate income households in non-mining industries.

For a project to be eligible for consideration of funding from the RHSF, it will need to meet location, applicant, project and cost eligibility requirements, including timeframes for the delivery of projects.

- **Location:** *The project is located in regional Western Australia ✓*
- **Applicant:** *The applicant is a local government ✓*
- **Project:** *Is the delivery of three or more dwellings ✓*
- **Cost eligibility:** *Housing construction costs are eligible for funding ✓*
- **Timeframe:** *Housing construction can commence within two years and be completed within four years ✓*

Meeting eligibility requirements does not guarantee funding will be provided. A competitive assessment process applies to applications.

Project Description

Construction of three (3) modular homes (one 2x1 and two 1x1) on land situated at Lot 567 (27) McNeill Street, Dalwallinu.



Project Need

The building known as Sullivan lodge which currently has three (1x1) units is 45 years old and the building is sinking and requires major upgrades. In addition, the Shire requires additional housing and as land is not available, this lot provides an opportunity to demolish the existing building containing three units and replace with five units. Two of which Council has just recently awarded a tender for and the three which form part of the RHSF application.

Financial Implications

Using costings from recent housing projects below is an estimation of the project costs. An estimation is required to be used as this project would require the calling of tenders and final costs would not be known until that stage.

Description	Amount (ex GST)
Expenditure	
Demolition of the existing Sullivan Lodge & site preparation	27,500
Design & Construction of three (3) modular homes	889,082
Hard & Soft Landscaping - Units	79,200
Community Space (seating, footpaths, lighting)	28,611
Water Services Connection	15,000
Electricity Services Connection	12,000
Sewerage & Stormwater Headworks Connection	8,319
Contract Works Insurance	3,000
Contingency for Price Escalation – 6.5%	66,586
TOTAL:	\$1,129,298
Revenue	
RHSF Funding	\$833,080
Shire of Dalwallinu (Land & Buildings Reserve)*	\$296,218
TOTAL:	\$1,129,298

*The Land & Buildings Reserve has a balance of \$525,377 that has no specific purpose. Funds for the Shire's co-contribution can be covered from this Reserve.

The amount requested from the RHSF fund equates to 73.77% of the total project.

Officer Recommendation/Council Resolution

MOTION 10507

Moved Cr SC Carter
Seconded Cr DS Cream

That Council:

1. Supports the application to the Regional Housing Support Fund for the construction of three (3) units on Lot 567 (27) McNeill Street, Dalwallinu for community housing purposes;
2. Should the application be successful, use funds from the Land & Buildings Reserve as funds for the co-contribution amount.

CARRIED 6/0

For: President KL Carter, SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton

Against: Nil





BUSINESS PLAN – COMMUNITY HOUSING
LOT 567 (27) MCNEILL STREET, DALWALLINU

SHIRE OF DALWALLINU
BUSINESS PLAN – COMMUNITY HOUSING – LOT 567 (27) MCNEILL ST, DALWALLINU

1. INTRODUCTORY STATEMENT

This business plan has been developed to provide information relevant to the proposed project.

The Shire of Dalwallinu proposes, within this business plan, to construct three (3) modular homes (one 2x1 and two 1x1) on land situated at Lot 567 (27) McNeill Street, Dalwallinu.

This business plan includes and addresses each of the following criteria:

- (a) its expected effect on the provision of facilities and services by the Shire of Dalwallinu;
- (b) its expected effect on other persons providing facilities and services in the district;
- (c) its expected financial effect on the Shire of Dalwallinu;
- (d) its expected effect on matters referred to in the Shire of Dalwallinu Council Plan;
- (e) the ability of the Shire of Dalwallinu to manage the undertaking of the transaction;
- (f) experience in similar projects
- (g) any details relevant to a joint venture undertaking, should such an undertaking exist;
- (h) evidence of housing demand;
- (i) risk assessment and mitigation;
- (j) implementation Plan.

Jean Knight JP
CHIEF EXECUTIVE OFFICER
SHIRE OF DALWALLINU

2. EXECUTIVE SUMMARY

This business case proposes the development of Community housing designed to provide safe, affordable and sustainable housing for low to moderate income households. The project addresses critical housing shortages and rising rental costs.

Need for Project

The Shire of Dalwallinu faces:

- Shortage of housing
- Escalating rental and homeownership prices
- Increased homelessness or housing insecurity
- Overcrowding and deteriorating housing stock
- Limited accessible housing for seniors or people with disabilities
- Shortage of housing for key workers for community based organisations (e.g Early Learning Centre)
- Shortage of housing for medical registrars.

Without intervention, these issues will continue to impact workforce stability, public health and local economic development.

Project Description

Situated on this site is:

- Sullivan Lodge (comprised of three 1x1 units) – shaded blue below
- Wilfred Thomas Lodge (comprised of two 1x1 units) – shaded orange below
- Pioneer House (previously used for Aged Accommodation by WA Country Health Service) – shaded green below



Current site plan of precinct

SHIRE OF DALWALLINU
BUSINESS PLAN – COMMUNITY HOUSING – LOT 567 (27) MCNEILL ST, DALWALLINU

The existing Sullivan Lodge was constructed in 1980 and is no longer fit for purpose as the foundations of the building are sinking and with the building being 45 years old, it requires major internal upgrades.

Council has recently awarded a tender for the construction of two (2) 1x1 modular units to the western end of the site – shaded yellow on current site plan diagram.



Proposed site plan

Council proposes constructing three (3) modular homes (one 2x1 and two 1x1) on land situated at Lot 567 (27) McNeill Street, Dalwallinu shaded light blue above.

This housing project will also include construction of a carport for the Wilfred lodge tenants (shaded peach above), the revitalisation of a community recreation spaces on the site – (shaded pink above). This will include a BBQ area, picnic setting on grassed area, footpaths from all units to the community space and bollard lighting.

This new development will see the creation of five (5) homes compared with the three (3) that were available in Sullivan Lodge and will provide an option of a 2x1 or 1x1 configuration.

SHIRE OF DALWALLINU
BUSINESS PLAN – COMMUNITY HOUSING – LOT 567 (27) MCNEILL ST, DALWALLINU

There is no vacant land available for the Shire to undertake a development like this and given its proximity to medical services and the recreation and shopping precinct, this proposal makes good use of land owned by the Shire.

The development is in accordance with the current zoning of the land under Town Planning Scheme No 2.

3. THE EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES

Sewerage

The Shire of Dalwallinu is responsible for the operation of the wastewater services in Dalwallinu.

The existing deep sewerage system will be able to service these new homes and will be incorporated within the overall design of the precinct.

Electricity

Western Power is responsible for the network management, operation, maintenance and retailing of electricity in Dalwallinu.

Existing overhead power already exists in the surrounding area. Connections will be made to existing infrastructure.

Water

Water Corporation supplies the Dalwallinu townsite with water. It is anticipated that the construction of the units will not have a negative effect on the water supply in Dalwallinu.

4. THE EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES

The following areas have been identified by Council that will be affected by the construction of three (3) additional homes.

The contractor engaged to carry out the removal of refuse from the Dalwallinu townsite will have to service the additional residences. This impact is not seen as being negative to the contractor, but positive, as it will provide additional income by the way of provision of extra services to the Shire.

There are no housing providers in the Shire of Dalwallinu therefore this proposal will have no effect on a third party provider.

5. THE EXPECTED FINANCIAL EFFECT ON THE SHIRE OF DALWALLINU

The following financial effects on the Shire of Dalwallinu have been identified.

(a) **Capital Expenditure:**

The estimated expenditure has been calculated by using the quotes from recent housing projects undertaken by the Shire of Dalwallinu.

SHIRE OF DALWALLINU
BUSINESS PLAN – COMMUNITY HOUSING – LOT 567 (27) MCNEILL ST, DALWALLINU

The construction of the homes will be by a building company. The supervision will be undertaken by Shire of Dalwallinu Officers.

Description	Amount (ex GST)
Demolition of the existing Sullivan Lodge	27,500
Design & Construction of three (3) modular homes	889,082
Hard & Soft Landscaping - Units	79,200
Community Space (shelter, landscaping)	28,611
Water Services Connection	15,000
Electricity Services Connection	12,000
Sewerage & Stormwater Headworks Connection	8,319
Contract Works Insurance	3,000
Contingency for Price Escalation – 6.5%	66,586
TOTAL:	\$1,129,298

(b) Operating Expenditure

There will be operational expenses such as ESL levy, Building Insurance, Sewerage Rates, Rubbish Collection fees, water rates, water usage, general maintenance, garden maintenance and pest control equating to approximately \$16,000 per annum for the three units.

It is proposed to set funds aside each financial year into the Land & Buildings Reserve for any major works required in the future for these homes.

(c) Revenue:

No revenue will be received from land rates as the land is owned by the Shire and is non rated.

Revenue will be expected from the lease of the buildings of an estimated \$164 per week per unit equating to \$25,584 per annum.

6. THE EXPECTED EFFECT ON MATTERS RELATING TO THE SHIRE OF DALWALLINU'S CORPORATE BUSINESS PLAN

Council does not expect any effect on the Corporate Business Plan Activities, as there are funds set aside in the Land & Buildings Reserve to assist with the funding of this project. It is envisaged that this project will not impinge on any other projects contained in the plan or result in their exclusion.

7. ABILITY OF THE LOCAL GOVERNMENT TO MANAGE UNDERTAKING AND PERFORMANCE OF THE TRANSACTION

The Shire of Dalwallinu employs staff with appropriate qualifications and experience to manage the project. It is intended that construction of the homes will be publicly tendered to the private sector and the supervision will be undertaken by Shire Officers.

SHIRE OF DALWALLINU
BUSINESS PLAN – COMMUNITY HOUSING – LOT 567 (27) MCNEILL ST, DALWALLINU

On this basis, where necessary, it is expected professional services will be utilised for such activities as:

Engineering Services
Surveying

Provision of Electricity and Water
Conveyancing

8. EXPERIENCE IN SIMILAR PROJECTS

The Shire of Dalwallinu has recently managed the construction of three homes on one lot at 68 Annetts Rd, Dalwallinu.

One home (2x1) Emergency Accommodation was constructed by Tyrone Group Pty Ltd. The other two homes (3x2) and (2x1) were constructed by TR Homes.

The housing construction costs for the three (3) homes was \$1.05M.

These housing projects were managed by Shire of Dalwallinu Officers and did not encounter any issues.

9. JOINT VENTURE DETAILS

This project does not involve any other party than the Shire, and as such there are no details to disclose relating to any joint venture undertaken.

10. EVIDENCE OF HOUSING DEMAND

Like many regional towns, housing is in short supply in the town of Dalwallinu.

In 2020, the Shire of Dalwallinu undertook a twelve (12) lot residential subdivision, and all lots were sold within twelve months. Eleven (11) of these lots have homes constructed on them bringing an investment in housing of \$4.36M to the Dalwallinu community.

The Shire was successful with a funding application with DevelopmentWA and in early 2025, a nine (9) lot residential subdivision was constructed. Marketing of these lots commenced in April 2025 and as of November 2025, one (1) lot remains available.

In addition to the evidence above, the Shire owns the following homes which always have 100% occupancy rate:

- Employee Housing – Sixteen homes (16)
- Community housing – Eight (8) homes
- Joint Venture Housing – Eight (8) homes
- Aged Persons – Six (6) homes

The Shire maintains a waiting list for rental properties and as of 20 November 2025 the list is comprised of:

- Families – 10
- Couples – 2
- Singles – 4

SHIRE OF DALWALLINU
BUSINESS PLAN – COMMUNITY HOUSING – LOT 567 (27) MCNEILL ST, DALWALLINU

11. RISK ASSESSMENT & MITIGATION

Risk	Impact	Mitigation Strategy
Construction Delays	Increased costs	Contingency budget, contractor evaluation
Community opposition	Delayed approvals	Early engagement, transparent communication
Funding shortfalls	Project delay	Muli-sourced funding, phased development
Rising material costs	Budget pressure	Contingency budget
Tenant turnover	Revenue fluctuation	Strong management, community engagement

12. IMPLEMENTATION PLAN

Timeline

Time	Description
	Funding announcement made (eg. June 2026)
July 2026	Call for tenders for the design & construction of 3 modular homes
September 2026	Award the construction tender
September 2026	Demolition of existing Sullivan Lodge building
September 2026	Apply to Western Power for electricity connections (Timeframe 12 months)
September 2027	Delivery of homes to site
Sept - Dec 2027	Hard & Soft landscaping to be undertaken
Sept - Dec 2027	Development of Community Space
September 2027	Western Power connects electricity to lot
December 2027	Project Completed

REGIONAL HOUSING SUPPORT FUND ASSESSMENT CRITERIA

1. Capacity and Capability (30%)

Personnel skills and experience

The Shire of Dalwallinu is confident that it can deliver this project with no issues.

The Project will be managed by the Senior Management Team which includes:

- *Chief Executive Officer (employed for nine (9) years by the Shire)*
- *Manager Planning & Development Services (employed for ten (10) years by the Shire)*
- *Manager Corporate Services (employed for fourteen (14) years by the Shire)*
- *Manager Works & Services (employed for four (4) years by the Shire).*

The Contractors that would be selected will require relevant experience in similar projects to be successful.

The Shire has had experience with the delivery of housing and infrastructure projects in the last five years with no issues encountered:

- *12 lot residential subdivision (2020)*
- *Construction of two (1x1) Units in James Street, Dalwallinu (2020)*
- *Construction of 4x2 Residence Bell Street Dalwallinu (2021)*
- *Construction of three (3) homes on 68 Annetts Road, Dalwallinu (2025)*

Resourcing the project

We do not envisage any difficulty in attracting tenders for the project. Recent tenders called had the following interest:

Construction of two of the three (3) homes on 68 Annetts Road, Dalwallinu – 2 tenders received

Construction of two 1x1 homes on Myers Street on 27 McNeill Street, Dalwallinu – 27 interested parties resulting in 5 tenders.

Funding the project

Detailed project costings are included in the Budget Workplan. Estimates have been used from the recent housing projects that the Shire has undertaken. Actual costs cannot be provided as this project is above the tender threshold of \$250K and will require the calling of tenders to obtain the actual cost.

At the Ordinary Meeting of Council held 16 December 2025, Council authorised the submission of the funding application and is supportive of the co-contribution for the project to be withdrawn from available funds in the Land & Buildings Reserve.

The Shire Management Team has very sound financial management skills as can be demonstrated from previous projects, all being delivered on time and within budget.

Project Planning

The Business Plan details a proposed timeline depending on when the funding is announced. We are confident that we can achieve the completion of this project within eighteen (18) months of the announcement of the funding. Previous housing projects have been delivered within this timeframe.

2. Value for Money (25%)

The project is the provision of additional community housing in the townsite of Dalwallinu. Housing is in high demand, and these homes will alleviate some of the pressure and we believe that this project is appropriate for public funding as it is assisting to deal with the chronic housing shortage in Western Australia.

The Shire of Dalwallinu will be co-contributors to this project. Funds are available in the Land & Buildings Reserve for future housing projects.

The Shire is requesting 73.77% of the total cost of the project through the RHSF.

Without the funding, the project could not be delivered within the next 5-10 years as Council can only afford to place a minimum amount of funds in the Land & Buildings Reserve each financial year.

3. Expected outcomes and alignment with Government Planning and Goals (20%)

This project will facilitate the timely delivery of an additional three homes on land that is in a suitable location close to medical services, recreation facilities and the shopping precinct.

The homes will provide community housing for residents in Dalwallinu.

4. Location and Need (25%)

There is a housing shortage in Dalwallinu. The Shire maintains a waiting list for rental properties and as of 20 November 2025 the list is comprised of:

- Families – 10*
- Couples – 2*
- Singles – 4*

The project is located in Dalwallinu which is a regional town in Western Australia.

Project activity and costs - Regional Housing Support Fund Required works and associated costs by meaningful work items to allow assessment of the funding request. (If applicable, note sources of funds) <i>e.g : Site preparation with supply and lay pipework proposed to be funded by co-contribution and seeking RHSF Grant)</i>	Timing of works		Costs by sources of funding		
	Estimated start date Month/Year	Estimated finish date Month/ Year	Amount of proposed co-contribution	Amount sought from RHSF (excluding GST)	Total costs
Demolition of existing Sullivan Lodge building & Site preparation	Sep-26	Sep-26	27,500.00	0.00	\$27,500.00
Construction of One 2x1 Modular Home	Sep-26	Sep-27	85,000.00	280,706.00	\$365,706.00
Construction of Two 1x1 Modular Homes	Sep-26	Sep-27	100,000.00	423,376.00	\$523,376.00
Hard & Soft landscaping of 3 homes	Sep-27	Dec-27	26,400.00	52,800.00	\$79,200.00
Development of Community Space for Residents	Sep-27	Dec-27	28,611.00	0.00	\$28,611.00
Water Services Connection			0.00	15,000.00	\$15,000.00
Electricity Services Connection			0.00	12,000.00	\$12,000.00
Sewerage Headworks Connection			6,600.00	0.00	\$6,600.00
Stormwater Headworks Connection			1,719.00	0.00	\$1,719.00
Contract Works Insurance			3,000.00	0.00	\$3,000.00
Contingency @ 6.5% for cost escalation			17,388.00	49,198.00	\$66,586.00
					\$0.00
					\$0.00
Financial Summary: Total amounts			\$296,218.00	\$833,080.00	\$1,129,298.00

9.4.2 Appointment of Authorised persons and Registration of Shire Land on WA Police Force Firearms Portal*

Report Date	16 December 2025
Applicant	Shire of Dalwallinu
File Ref	Cu/6 – Customer Requests
Previous Meeting Reference	Nil
Prepared by	Jean Knight, Chief Executive Officer
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Map of Proposed Land for Registration

Purpose of Report

Council is requested to appoint authorised persons and authorise the registration of Shire land on the WA Police Force Firearms Portal.

Background

Under the *Firearms Act 2024 (s.39)* and *Firearms Regulations 2024 (r.35-41)*, individuals holding a Hunting Licence must have a valid standard hunting permission for each firearm listed on their licence. This permission, previously referred to as a “property letter”, must be issued by a registered landowner through the WA Police Force Firearms Portal. It serves as confirmation of the licence holder’s genuine reason to possess and use the firearm for lawful hunting activities. If a hunting permission is revoked or expires, the licence holder has twenty eight (28) days to obtain a new one; otherwise, their licence may be suspended and firearms seized.

Prior to the introduction of the new Firearms Act and Regulations the Shire of Dalwallinu has issued letters to licence holders to use their firearms for corella controlling activities on shire controlled land.

Consultation

Nil

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

General Function Implications

Nil

Strategic Implications

Nil



Site Inspection

Site inspection undertaken: Nil

Sustainability & Climate Change Implications

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known social economic implications associated with this proposal.

Environmental implications

There are no known significant environment implications associated with this proposal.

Officer Comment

In order for the Shire to register Shire controlled land on the WA Police Force Firearms Portal, permission is required from Council to allow the Chief Executive Officer to register the land.

Registered properties will be subject to maximum calibre restrictions based on their acreage. Property owners in possession of a Hunting Licence are not subject to these maximum calibre restrictions. The Shire does not hold a Hunting Licence.

It is proposed to register the following shire controlled land on the WA Police Force Firearms Portal for corella culling activities (see attachment for map of areas):

Dalwallinu

1. Dalwallinu Recreation Centre and Golf Course
Reserve 15242
 - Lot 105 on Plan 055306 – Size 84.5275ha
 - Lot 155 on Plan 142798 – Size 1.7344ha

2. Between Strickland Drive and Sullivan Road
Reserve 15864
 - Lot 102 on Plan 142797 – Size 4.0469ha
Reserve 17539
 - Lot 576 on Plan 071862 – Size 35.6956ha
Reserve 31673
 - Lot 541 on Plan 176135 – Size 1.0117ha
Reserve 40384
 - Lot 573 on Plan 091649 – Size 9.2793ha

Kalannie

1. Kalannie Recreation Centre Grounds
Reserve 21573
 - Lot 155 on Plan 193104 – Size 7.994ha



Wubin

1. Wubin Recreation Centre Grounds and Golf Course Reserve 21059
 - Lot 505 on Plan 425125 – Size 15.1215ha

Buntine

1. Behind old Bowling Club - 14 Dermer Street Reserve 16334
 - Lot 29 on Plan 201952 – Size 1.6421ha
2. Wubin Mullewa Rd (Dam) Reserve 53393
 - Lot 801 on Plan 415742 – Size 48.6281ha

While minimum land sizes do not apply to property owners, any application for a firearm must still be assessed by Licensing Services to determine the firearms is suitable for the declared purpose.

If the Shire intend to issue hunting permissions to licence holders, as we have in the past, the Shire must first register their property on the portal.

Should the land be approved, Council would need to authorise the Chief Executive Officer as a person entitled to give permission on behalf of the occupiers of the land for a person to engage in hunting on the land.



Officer Recommendation/Council Resolution

MOTION 10508

Moved Cr S Dawson
Seconded Cr JL Counsel

That Council:

1. Authorises the Chief Executive Officer (Jean Knight) and Manager Corporate Services (Hanna Jolly) as an 'authorised person' under the *Firearms Act 2024*;
2. Authorises the Chief Executive Officer to register the following shire controlled properties on the WA Police Force Firearms Portal, for the purpose of corella culling activities:

Dalwallinu

1. Dalwallinu Recreation Centre and Golf Course Reserve 15242
 - o Lot 105 on Plan 055306 – Size 84.5275ha
 - o Lot 155 on Plan 142798 – Size 1.7344ha
2. Between Strickland Drive and Sullivan Road Reserve 15864
 - o Lot 102 on Plan 142797 – Size 4.0469haReserve 17539
 - o Lot 576 on Plan 071862 – Size 35.6956haReserve 31673
 - o Lot 541 on Plan 176135 – Size 1.0117haReserve 40384
 - o Lot 573 on Plan 091649 – Size 9.2793ha

Kalannie

1. Kalannie Recreation Centre Grounds Reserve 21573
 - o Lot 155 on Plan 193104 – Size 7.994ha

Wubin

1. Wubin Recreation Centre Grounds and Golf Course Reserve 21059
 - o Lot 505 on Plan 425125 – Size 15.1215ha

Buntine

1. Behind old Bowling Club - 14 Dermer Street Reserve 16334
 - o Lot 29 on Plan 201952 – Size 1.6421ha
2. Wubin Mullewa Rd (Dam) Reserve 53393
 - o Lot 801 on Plan 415742 – Size 48.6281ha

CARRIED 6/0

For: President KL Carter, SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton
Against: Nil



Maps of Proposed Land for Registration

Dalwallinu Recreation Centre and Golf Course

Reserve 15242

- Lot 105 on Plan 055306 – Size 84.5275ha – marked as 1 on map
- Lot 155 on Plan 142798 – Size 1.7344ha – marked as 2 on map



Between Strickland Drive and Sullivan Road, Dalwallinu

Reserve 15864 – marked as 1 on map

- Lot 102 on Plan 142797 – Size 4.0469ha

Reserve 17539 – marked as 2 on map

- Lot 576 on Plan 071862 – Size 35.6956ha

Reserve 31673 – marked as 3 on map

- Lot 541 on Plan 176135 – Size 1.0117ha

Reserve 40384 – marked as 4 on map

- Lot 573 on Plan 091649 – Size 9.2793ha



Kalannie Recreation Centre Grounds

Reserve 21573

- Lot 155 on Plan 193104 – Size 7.994ha



Wubin Recreation Centre Grounds and Portion of Old Golf Course

Reserve 21059

- Lot 505 on Plan 425125 – Size 15.1215ha



Behind old Bowling Club - 14 Dermer Street

Reserve 16334

- Lot 29 on Plan 201952 – Size 1.6421ha



Wubin Mullewa Rd (Dam)

Reserve 53393

- Lot 801 on Plan 415742 – Size 48.6281ha



10 APPLICATION FOR LEAVE OF ABSENCE

MOTION 10509

Moved Cr JL Counsel
Seconded Cr DS Cream

That the application for Leave of Absence for the period 1 February 2026 to 23 February 2026 for Cr JL Counsel be approved.

CARRIED 6/0

For: President KL Carter, SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton
Against: Nil

MOTION 10510

Moved Cr DS Cream
Seconded Cr JL Counsel

That the application for Leave of Absence for the period 20 February 2026 to 1 March 2026 for Cr DS Cream be approved.

CARRIED 6/0

For: President KL Carter, SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr S Hickleton
Against: Nil

11 MOTIONS OF WHICH NOTICE HAS BEEN RECEIVED

Nil

12 QUESTIONS FROM MEMBERS WITHOUT NOTICE

Nil

13 NEW BUSINESS OF AN URGENT NATURE (INTRODUCED BY DECISION OF THE MEETING)

Nil

14 MEETING CLOSED TO THE PUBLIC – CONFIDENTIAL BUSINESS AS PER LOCAL GOVERNMENT ACT, 1995, SECTION 5.23(2)

Nil

15 SCHEDULING OF MEETING

The next Ordinary Meeting of Council will be held on 24 February 2026 at the Shire of Dalwallinu Council Chambers, Dalwallinu commencing at 5.00pm.

16 CLOSURE

There being no further business, the Chairperson closed the meeting at 5:11pm.

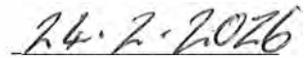


17 CERTIFICATION

I, Keith Leslie Carter, certify that the minutes of the Ordinary Council meeting held on the 16 December 2025, as shown on page numbers 1 to 79 were confirmed as a true record at the Ordinary Council meeting held on 24 February 2026.



CHAIRPERSON



DATE

