

# Ordinary Council Meeting Minutes

*26 August 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 26 August 2025.

### **SHIRE PRESIDENT DECLARATION**

*"In accordance with the Local Government Act, this public meeting is being recorded. The recording will be archived and available on Councils website. 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 5:00 pm.

### **2. ANNOUNCEMENTS OF PRESIDING MEMBER**

I would like to advise Council that Cr Jimwell Cruz tendered his resignation from Council to me, effective 13 August 2025. I thank Jimwell for his service to the Shire of Dalwallinu Council and the community of Dalwallinu and wish him well in his future endeavours.

### **3. ATTENDANCE RECORD**

#### **3.1 Present**

Shire President	Cr KL Carter
Deputy Shire President	Cr SC Carter
	Cr JL Counsel
	Cr DS Cream
	Cr S Dawson
	Cr MM Harms

Chief Executive Officer	Ms JM Knight
-------------------------	--------------

#### **Public**

Mr Jim Ray  
Mr Trevor Teale  
Mr Bart Sprigg  
Mr Brett Davies

#### **3.2 Apologies**

Nil

#### **3.3 Leave of Absence Previously Granted**

Nil

### **4. DECLARATIONS OF INTEREST**

Nil



**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 – 22 July 2025**

**MOTION 10445**

Moved Cr JL Counsel  
Seconded Cr DS Cream

That the Minutes of the Ordinary Meeting of Council held 22 July 2025 be confirmed.

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
Cr S Dawson, Cr MM Harms

**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

#### 9.1.1 Memorandum of Understanding – Dallcon\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Dallcon
<b>File Ref</b>	A6234
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Marc Bennett, Manager Works & Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	1. Draft Memorandum of Understanding 2. Box Culvert Crossing 3. Dallcon Site Development

#### **Purpose of Report**

Council is requested to enter into a Memorandum of Understanding (MOU) with Dallcon for access for the construction of a culvert between Lot 803 Huggett Drive and Lot 830 Butcher Place, Dalwallinu.

#### **Background**

Correspondence was received from Dallcon on 29 July 2025 requesting that the Shire of Dalwallinu consider entering into a MOU with Dallcon for access for the construction of a culvert.

#### **Consultation**

Manager Corporate Services

#### **Legislative Implications**

Nil

#### **Policy Implications**

Nil

#### **Financial Implications**

Nil

#### **General Function Implications**

Nil

#### **Strategic Implications**

Nil

#### **Site Inspection**

Yes

#### **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**

The purpose of this MOU is to set out roles and responsibilities of both Parties (The Shire and Dallcon). The construction of the culvert is to reduce traffic movements along York Street and Butcher Place which will mitigate concerns with heavy traffic movements along Huggett Drive and the verge.

The culvert will also allow Dallcon to move products internally rather than using Huggett Drive, York Street and Butcher Place. It is proposed that it will be one way traffic for loading, entering on Butcher Place and exiting out onto Huggett Drive (Attachment 3).

### **Officer Recommendation/Council Resolution**

#### **MOTION 10446**

Moved            Cr SC Carter  
Seconded       Cr JL Counsel

That Council authorises the Shire President and Chief Executive Officer to sign and seal the Memorandum of Understanding between the Shire of Dalwallinu and Dallcon for access for the construction of a culvert between Lot 803 Huggett Drive and Lot 830 Butcher Place, Dalwallinu.

**CARRIED 6/0**

**For:**            President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
                    Cr S Dawson, Cr MM Harms

**Against:**     Nil





## Memorandum of Understanding

Shire of Dalwallinu

And

Dallcon Pty Ltd

This Memorandum of Understanding (MOU) Between:

**Shire of Dalwallinu**, PO Box 141, 58 Johnston Street, Dalwallinu WA 6609

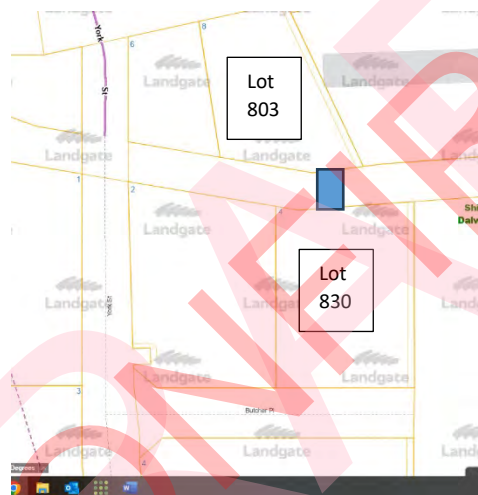
And

**Dallcon Pty Ltd**, PO Box 211, Dalwallinu WA 6609

is made on this.....day of.....2025.

## 1. Objectives

The above parties wish to enter into an agreement for the construction of a culvert across the stormwater drain between Lot 803 Huggett Drive and Lot 830 Butcher Place, to create access to the two lots.



## 2. Construction

The proponent (Dallcon Pty Ltd) is responsible for the installation and cost of all drainage materials. Installation will be in accordance with ***Main Roads Western Australia, Culverts General Standards***.

## 2. Maintenance

Future maintenance costs of the drainage conveyance shall be at the proponent's cost. Such remedial works shall be carried out within fourteen (14) days of advice from the Shire of Dalwallinu.

## 3. Term of Agreement

This agreement shall commence upon signing of this MOU and will continue until either party terminates the MOU.

## 4. Termination

This agreement may be terminated at any time by either Party upon one (1) month's written notice to the other Party.

## 5. Indemnity

The Parties each agree to indemnify and hold harmless the other Party, its respective affiliates, officers, agents, employees and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from the negligence of or breach of this Agreement by the indemnifying party, its respective successors and assigns that occurs in connection with this Agreement. This section remains in full force and effect even after termination of the Agreement by its natural termination or the early termination by either party.

## 6. Limitation of Liability

Under no circumstances shall either party be liable to the other party or any third party for any damages resulting from any part of this agreement such as, but not limited to, loss of revenue or anticipated profit or lost business, costs of delay or failure of delivery, which are not related to or the direct result of a party's negligence or breach.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

**The parties hereto sign the Memorandum of Understanding:**

***Shire of Dalwallinu***

---

Cr KL Carter, President  
Shire of Dalwallinu

---

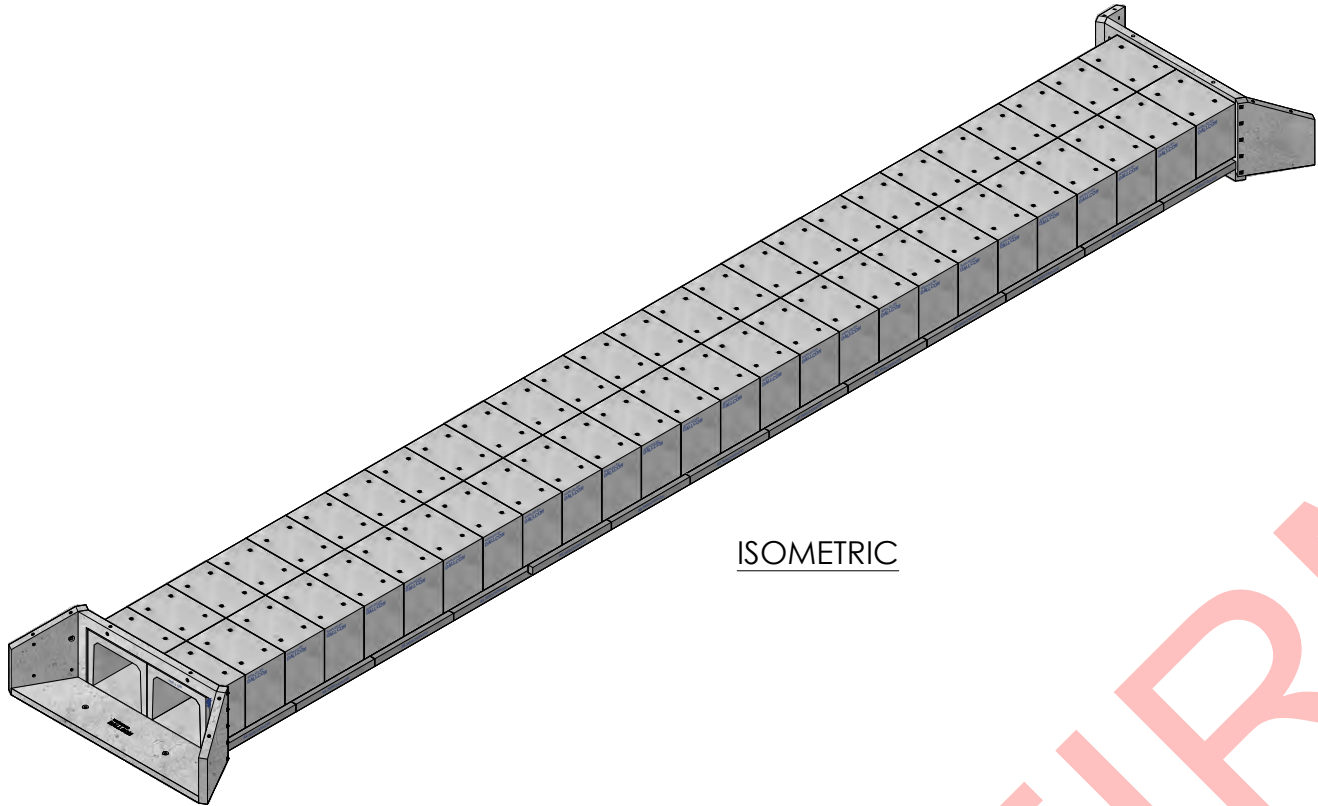
Ms JM Knight, Chief Executive Officer  
Shire of Dalwallinu

***Dallcon Pty Ltd***

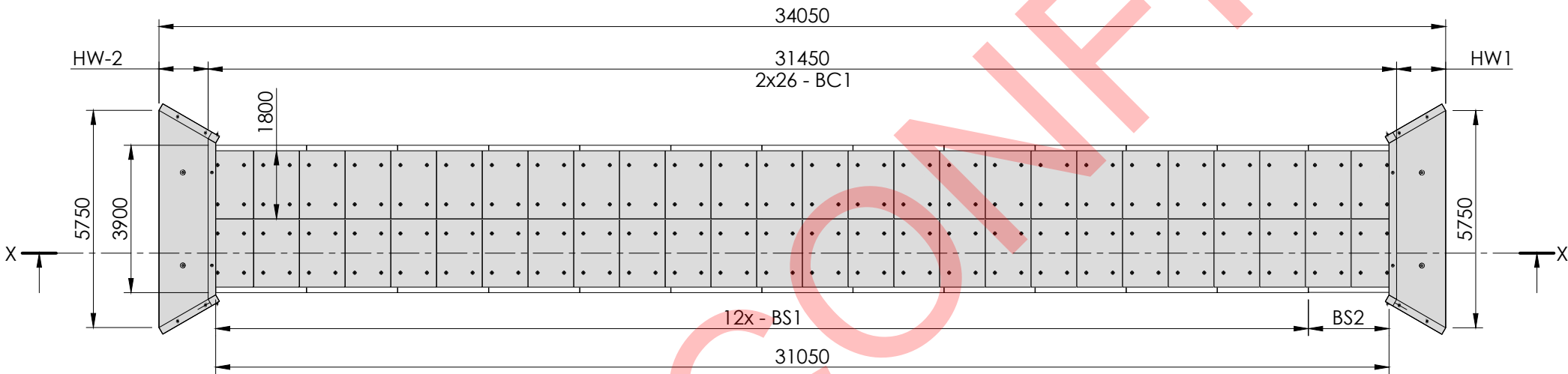
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Name:

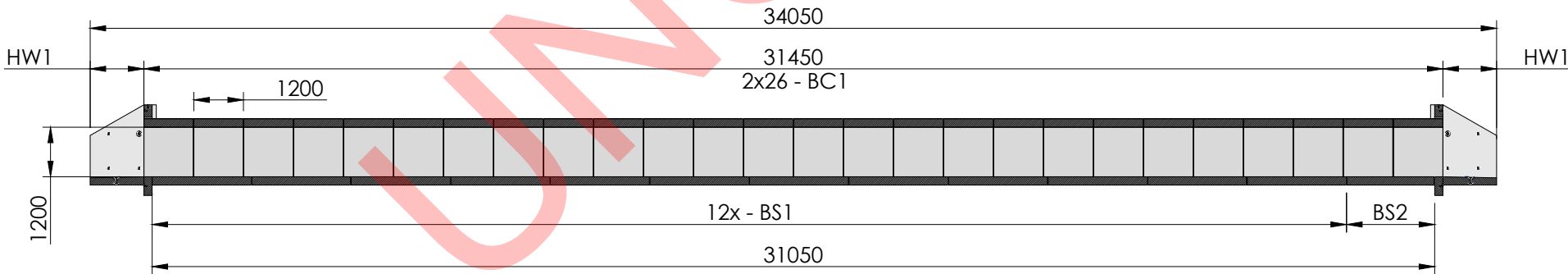
BOX CULVERT CROSSING  
GENERAL ARRANGEMENT



ISOMETRIC



GENERAL ARRANGEMENT - PLAN  
SCALE 1:150



SECTION X-X  
SCALE 1:150

THIS DRAWING IS THE PROPERTY OF DALLCON AND MUST NOT BE RETAINED OR COPIED WITHOUT PERMISSION.

MARK	QTY	DESCRIPTION	V (m <sup>3</sup> )	M (t)
BC1	52	BC 1500 x 1200 x 1200	0.97	2.43
BS1	12	BS 3900 x 2400 x 200	1.87	4.68
BS2	1	BS 3900 x 2120 x 200	1.65	4.12
HW1	1	MODULAR HEADWALL	3.10	7.75

GENERAL NOTES	
CONCRETE STRENGTH	S50
CONCRETE STRENGTH AT LIFTING	15 MPa
PANEL COLOUR	GREY
GAP PER UNIT	±10mm TYP.

DALLCON

Our Reputation is set in Concrete!

CERTIFIED  
ISO 9001  
ISO 14001  
ISO 45001

sales@dallcon.com  
1300 325 526

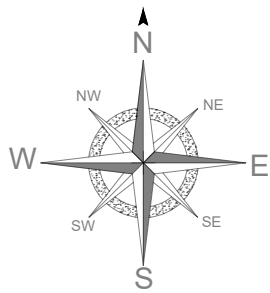
ISSUED FOR APPROVAL	AA	RS	A	29.07.25
REVISION	BY	CHK	NO	DATE

DALLCON  
DALWALLINU

BOX CULVERT CROSSING  
GENERAL ARRANGEMENT

DETAILER:	---	JOB	---
DRAWN:	AA	DWG	GA1
CHECKED:	RS	REV	A
SCALE:	1: 150   A3		
DATE:	29.07.25		





LEGEND

- (P1) PRODUCTION - 1

(P2) PRODUCTION - 2

(P3) PRODUCTION - 3

(P4) PRODUCTION - 4

(O1) DALLCON MAIN OFFICE

(O2) PROPOSED NEW OFFICE

(M1) MECHANIC SHED

(F1) FAB. SHED

(S1) STORE ROOM

(C1) CRIB ROOM - 1

(C2) CRIB ROOM - 2

(C3) P1 CRIB ROOM

(C4) P4 CRIB ROOM
- (B1) BATCHING - 1

(B2) BUNKER

(P) PARKING AREA

(L) LANDSCAPING

(Y) YARD / PRODUCT AREA

(PT) PATCHING AREA

(TL) TRUCK LOADING AREA

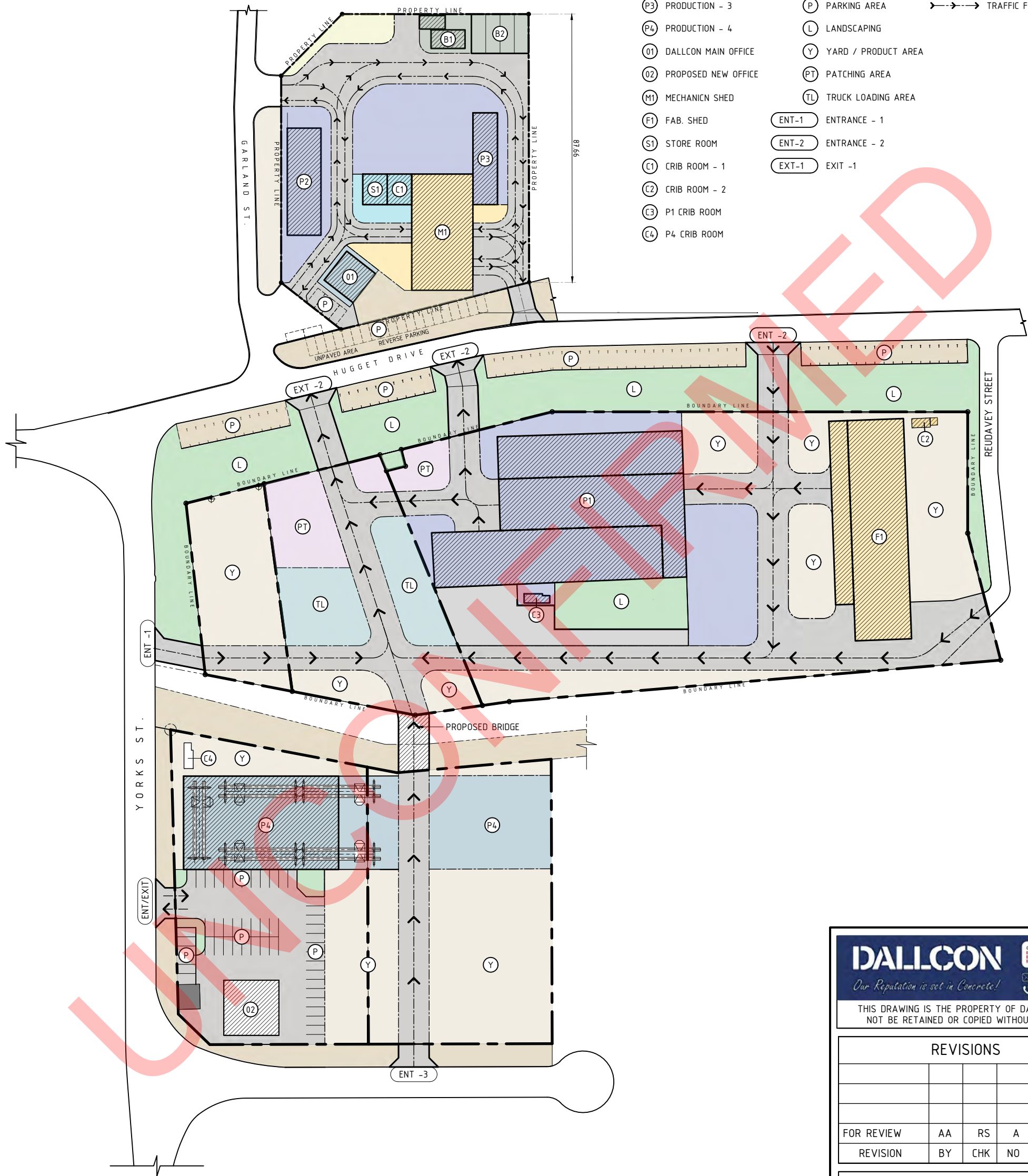
(ENT-1) ENTRANCE - 1

(ENT-2) ENTRANCE - 2

(EXT-1) EXIT - 1
- (EXT-2) EXIT - 2

(ENT/EXT) ENTRANCE / EXIT

→ → → TRAFFIC FLOW



A SITE DEVELOPMENT PLAN A-01  
A 01 SCALE 1:1300m

**DALLCON**  
*Our Reputation is set in Concrete!*

1353 6200  
1353 6200

THIS DRAWING IS THE PROPERTY OF DALLCON AND MUST NOT BE RETAINED OR COPIED WITHOUT PERMISSION.

REVISIONS				
FOR REVIEW	AA	RS	A	25.07.25
REVISION	BY	CHK	NO	DATE

SITE DEVELOPMENT PLAN	
DALLCON	
CNR. HUGGETT DRIVE AND, GARLAND ST, DALWALLINU WA 6609	
PROJECT NUMBER	---
DATE	25.07.25
DRAWN BY	A.ABIOG
CHECKED BY	R.SPRIGG
A-1	
SCALE	1:1300

NOT FOR CONSTRUCTION  
PRELIMINARY

### 9.1.2 Award of RFT2425-10 – WSFN 25-26 Road Rehabilitation Works\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	FM/28 – Financial Management - Tendering
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Tender Matrix

#### Purpose of Report

Council is requested to reconsider the tenders received for RFT2425-10 Road Rehabilitation Works for Wheatbelt Secondary Freight Network (WSFN) projects for 2025-2026 as funding for work on Carot Well Rd has now been approved.

#### Background

At the Ordinary Council Meeting held 24 June 2025, Council resolved the following:

##### **'MOTION 10415**

*Moved* Cr SC Carter

*Seconded* Cr MM Harms

*That Council:*

1. Award RFT2425-10 Road Rehabilitation Works for Dowerin Kalannie Road (SLK0.00-10.07) and Miling North Road (SLK0.00-1.32) to Fulcher Contractors at the quoted price of \$1,489,185.00 ex GST;
2. Authorise the Chief Executive Officer to enter into a contract with Fulcher Contractors as per the tender documentation.

**CARRIED 4/0'**

Carot Well Road was not included in the Council Resolution as funding had not been approved at the June meeting date.

#### Consultation

Manager Works & Services

Manager Corporate Services

#### Legislative Implications

State

Local Government Act 1995

Local Government (Functions & General) Regulations 1996

Local Government (Administration) Regulations 1996

#### Policy Implications

Local

Council Policy 3.3 Regional Price Preference

Council Policy 3.5 Purchasing



### Financial Implications

An allocation of \$3,894,761 has been included in the 2025-2026 budget for the following WSN projects:

Project Name	Amount
Dowerin-Kalannie Rd (SLK 0.00-10.07)	\$2,549,441
Miling North Rd (SLK 0.00-1.32)	\$342,011
Carot Well Rd (SLK 0.00-3.01) <i>subject to funding approval</i>	\$1,003,309
<b>TOTAL:</b>	<b>\$3,894,761</b>

The proposed successful tenderer is within the budget allocation.

### General Function Implications

Nil

### Strategic Implications

Nil

### Site Inspection

Site inspection undertaken: No

### 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

An Addendum was issued during the tender process for RFT2425-10 requesting contractors to submit a price to undertake works on Carot Well Rd. As funding had not been approved when the tender was awarded in June 2025, the price for Carot Well Rd was not included in the tender assessment.

On 1 August 2025, notification was received from the Wheatbelt Secondary Freight Network that funding for works on Carot Well Rd (SLK 0.00 – 3.01) at a value of \$1,003,302 had been approved for the 2025-2026 financial year.

A further assessment has been undertaken, and the tender matrix has been amended to now reflect the pricing for the Carot Well Works.

Fulcher Contractors remains the highest scoring tender with a score of 81.33.

See tender matrix attached to the report.



A summary of total costs is listed below:

WSFN Projects	2,193,765.00
Other Materials & Contracts	1,431,854.69
Contingency	71,592.73
<b>TOTAL:</b>	<b>\$3,697,212.42</b>

Fulcher Contractors are an experienced company and have undertaken work in other local governments and been sub-contractors for Fulton Hogan and Main Roads WA. Currently undertaking projects in the Shire of Perenjori.

#### **Officer Recommendation/Council Resolution**

##### **MOTION 10447**

Moved            Cr SC Carter  
Seconded       Cr MM Harms

That Council:

1. Award RFT2425-10 Road Rehabilitation Works for Dowerin Kalannie Road (SLK0.00-10.07), Miling North Road (SLK0.00-1.32) and Carot Well Road (SLK0.00-3.01) to Fulcher Contractors at the quoted price of \$2,193,765.00 ex GST;
2. Authorise the Chief Executive Officer to enter into a contract with Fulcher Contractors as per the tender documentation.

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
Cr S Dawson, Cr MM Harms

**Against:** Nil



	QUALITATIVE CRITERIA											
Business Name	Price		Relevant Experience		Tenderer's resources		WHS		Methodology of Works			Rank
	45%		15%		20%		10%		10%		100%	
	Score 0- 5	Weighted Score	Score 0- 5	Weighted Score	Score 0- 5	Weighted Score	Score 0- 5	Weighted Score	Score 0- 5	Weighted Score	TOTAL	
Downer	3.14	28.28	3.83	11.50	3.33	13.33	3.33	6.67	3.00	6.00	65.78	6
Fulcher Contractors	5.00	45.00	3.67	11.00	3.33	13.33	3.00	6.00	3.00	6.00	81.33	1
Fulton Hogan	2.96	26.61	2.83	8.50	3.00	12.00	2.83	5.67	3.67	7.33	60.11	10
GS Hobbs Contracting	0.00	0.00	2.67	8.00	2.67	10.67	2.00	4.00	0.50	1.00	23.67	13
Hiway	3.64	32.77	2.83	8.50	3.00	12.00	3.00	6.00	3.17	6.33	65.60	7
KW Civil & Construction	1.15	10.36	2.67	8.00	2.50	10.00	2.83	5.67	3.00	6.00	40.02	12
MC Civil	4.81	43.32	3.17	9.50	3.00	12.00	3.00	6.00	2.67	5.33	76.15	3
River Hill	3.16	28.43	3.17	9.50	3.00	12.00	3.00	6.00	3.17	6.33	62.26	9
Road Pavement Solutions	4.54	40.85	2.67	8.00	3.17	12.67	1.50	3.00	3.00	6.00	70.52	5
Sitzler	2.49	22.42	3.17	9.50	2.83	11.33	2.33	4.67	2.67	5.33	53.25	11
Sterra	4.43	39.89	3.00	9.00	3.50	14.00	2.83	5.67	2.83	5.67	74.22	4
Vernice	3.59	32.27	3.17	9.50	3.00	12.00	2.67	5.33	3.00	6.00	65.10	8
WCP Civil	4.26	38.36	3.17	9.50	4.75	19.00	3.00	6.00	3.17	6.33	79.19	2

### 9.1.3 Request to Call E-Quotes– Supply and Lay Asphalt

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	FM/28
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Marc Bennett, Manager Works & Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Nil

#### Purpose of Report

Council is requested to authorise the calling of E-Quotes for the Supply and Lay of MRWA 10/75 Asphalt for 2025-2026 road projects.

#### Background

RFQ2526-14 was issued on 21 July 2025. At the conclusion of the submission period on 8 August 2025, two quotes were received, and both were above the \$250,000 threshold for a request for Quote. This will require the Shire to call for tenders and approval is sought from Council to do so.

Kalannie Netball Court and Kalannie town intersections are currently scheduled for completion in December 2025 while Leahy Street, McNeil Street, James Street Arthur Street and Bell Road are scheduled for completion in February/March 2026. Proposed thickness and m<sup>2</sup> are listed below:

#### ***Supply and Lay 30mm MRWA 10/75 Black Asphalt intersection mix***

- Kalannie Town Site, Hazlett Street 46m<sup>2</sup>, Stanley Street 67m<sup>2</sup>, Linton Street 54m<sup>2</sup>, Rolinson Drive 60m<sup>2</sup>, Bell Street 62m<sup>2</sup>, Hathway Drive 92m<sup>2</sup>, Dodd Street (40mm) 192m<sup>2</sup>. **Total 573m<sup>2</sup>**

#### ***Supply and Lay 30mm MRWA 10/75 Black Asphalt intersection mix***

- Kalannie Netball Court, **661 m<sup>2</sup>**

#### ***Supply and Lay 30mm MRWA 7/75 Red 1% Asphalt intersection mix***

- Leahy Street, **1,040 m<sup>2</sup>**

#### ***Supply and Lay 30mm MRWA 10/75 Black Asphalt intersection mix***

- McNeill Street, **1,360m<sup>2</sup>**

#### ***Supply and Lay 30mm MRWA 10/75 Black Asphalt intersection mix***

- James Street **1,600m<sup>2</sup>**

#### ***Supply and Lay 40mm MRWA 10/75 Black Asphalt intersection mix***

- Arthur Street (Wubin) **1,208m<sup>2</sup>**

#### ***Supply and Lay 40mm MRWA 10/75 Black Asphalt intersection mix***

- Bell Road, **200m<sup>2</sup>**

#### Consultation

Nil



## Legislative Implications

### State

Local Government Act 1995 Section 3.57- Provision of goods and services.

Local Government (Functions and General) Regulations 1996

## Policy Implications

### Local

Council Policy 3.3 Regional Price Preference

Council Policy 3.5 Purchasing

## Financial Implications

An allocation for asphalt has been included within the road projects in the 2025-2026 budget.

## General Function Implications

Nil

## Strategic Implications

Nil

## Site Inspection

Site inspection undertaken. Yes

## 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

The Officer is seeking authorisation to call for E-Quotes. The E-Quote is expected to be called on Wednesday 27 August 2025 and will close at 2:00pm Thursday 25 September 2025.

As Council will enter the 'caretaker' period on 4 September 2025, this item will not be considered until the Ordinary Council Meeting scheduled for 28 October 2025.

The proposed weighting for scoring of the tenders is listed below:

Criteria	Weighting
Quoted Price	60%
Relevant Experience in Similar Projects	15%
Tenderer's WHS policies and procedures	5%
Tenderer's Resources	10%
Demonstrated Understanding of Project	10%





## Officer Recommendation/Council Resolution

### **MOTION 10448**

Moved Cr S Dawson  
Seconded Cr MM Harms

That Council

1. Authorises the Chief Executive Officer to call for E-Quotes for the Supply and Lay of MRWA 10/75 Asphalt for 2025-2026 road projects;
2. Set the qualitative criteria as follows:

Price	60%
Relevant Experience in Similar Projects	15%
Tenderer's OHS policies and procedures	5%
Tenderer's Resources	10%
Demonstrated Understanding of Project	10%

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms

**Against:** Nil





## 9.2 PLANNING & DEVELOPMENT

### 9.2.1 Proposed Place of Worship (DA 102425)\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Sam Bowers <i>obo</i> Rowe Group
<b>File Ref</b>	A6142
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Doug Burke, Manager Planning & Development Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Supporting Documentation

#### Purpose of Report

Council is requested to consider an application for approval to allow for the proposed development of a 'Place of Worship' on the subject land as submitted by the applicant on 20 June 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:	47 Strickland Drive, Dalwallinu (Lot 5)
Land Use Zoning:	Special Use Zone – Place of Worship
Property Owner:	WJ Davies, AW Jackson, KB Ray, AL Sprigg & SJ Wallis as joint tenants
Applicant:	Sam Bowers <i>obo</i> Rowe Group
Consent Authority:	Shire of Dalwallinu Council
Proposed Development:	Place of Worship
Value of Development:	\$2,500K
Outside Consultation:	Signage was placed onsite for >14 days with a Public Notice attached.

The proposal is for the approval of a 'Place of Worship' at the subject site. A 'Place of Worship' is defined under the *Planning & Development (Local Planning Schemes) Regulations 2015* as being:

'premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

The subject site is situated within the Dalwallinu townsite and is zoned 'Special Use Zone – Place of Worship' under the Scheme. The objectives and purposes of the Special Use Zone are as follows:

- To enable the local government to specify a specific site to provide for a primary purpose and to impose specific conditions as set out in Schedule 4 (of the planning scheme). The Schedule may restrict the use and operation of any development that would normally not fit within the ambit of any other zone in this Scheme.
- To provide an area where special uses can be operated under the specific control of the local government in order to maintain the safety, health and welfare of surrounding users.



The proposed development consists of a main building (Place of Worship) with an overall footprint of 934m<sup>2</sup> designed to accommodate approximately 644 patrons supported by a carpark suited to hold 171 passenger vehicles.

The subject property is 10,086m<sup>2</sup> in area and is located at the western edge of the townsite. Directly to the south of the subject site is a private day school. To the west is the Dalwallinu Town Common, a wooded site commonly used for passive recreation. North of the subject site is an area zoned 'Residential' which has not been developed. Directly to the east are a number of established private dwellings located on Strickland Drive and ancillary secondary roads.



Site of proposed development (SLIP)

#### **Consultation**

No submissions were received in connection with the public notice.

#### **Legislative Implications**

##### State

*Planning and Development Act 2005*

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*.



In considering an application for development approval, Council is to have due regard to the following matters to the extent that, in the opinion of Council, those matters that are relevant to the development the subject of the application. In assessing the development application, the matters listed in Section 67 of the *Planning and Development (Local Planning Schemes) Regulation 2015* have been taken into consideration for the preparation of this report and are addressed as follows:

'Matters for Consideration'	Comments
<p>The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area</p>	<ul style="list-style-type: none"> <li>• The following Schemes are applicable:</li> <li>• <i>Shire of Dalwallinu Planning Scheme No. 2</i></li> </ul> <p>The aims of the Scheme are:</p> <ul style="list-style-type: none"> <li>• To assist the effective implementation of regional plans and policies including the State and Local Planning Strategy.</li> <li>• To ensure there is a sufficient supply of serviced and suitable land for a variety of housing types, employment, commercial activities, community facilities, recreation and open space.</li> <li>• To rationalise the distribution of townsites to be supported and serviced by the Council.</li> <li>• To reinforce the role of the Dalwallinu town centre as the principal focus of retail, office, civic and cultural activities as well as providing for a high level of community services and for the provision of mixed use developments.</li> <li>• To assist employment and economic growth by facilitating the timely provision of suitably serviced land for retail, commercial, industrial, entertainment and tourist developments, as well as providing opportunities for home-based employment.</li> <li>• To facilitate a diverse and integrated network of open space catering for both active and passive recreation, consistent with the needs of the community.</li> <li>• To promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities including rural residential development.</li> <li>• To protect and enhance the environmental values, remnant vegetation and natural resources of the local government area and to promote ecologically sustainable land use and development.</li> </ul>



	<ul style="list-style-type: none"> <li>To safeguard and enhance the character, heritage and amenity of the built and natural environment of the local government area.</li> </ul>
The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving.	<ul style="list-style-type: none"> <li>Proposed Amendment No.9 – Rezoning of 3 lots in McConnell St, Pithara (Crown Reserve – Townsite. This would have nil impact upon the Place of Worship proposal.</li> <li>Proposed Amendment No.10 – Changes to the text in the Shire of Dalwallinu Local Planning Scheme to emulate the ‘deemed provisions’ in the Regulations. This would have nil impact upon the Place of Worship proposal.</li> </ul>
Any approved State planning policy	Nil identified
Any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	Nil identified
Any policy of the Commission	Nil applicable
Any policy of the State	State Planning Policy 3.7 – Bushfire. The application has advised that the subject property is deemed as being in a bushfire prone area. The Bushfire Management Plan (Ref. 250152) demonstrates that the proposed development can be managed but identifies that ‘Due to the number of people potentially onsite (644) there may be evacuation challenges and therefore the proposal is considered a vulnerable land use’.
Any local planning policy for the Scheme area	Nil
Any structure plan, activity centre plan or local development plan that relates to the development	Nil applicable
Any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	Nil applicable
In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	Not applicable as the subject land is freehold title.
The built heritage conservation of any place that is of cultural significance;	No items of cultural significance noted
The effect of the proposal on the cultural heritage significance of the area in which the development is located;	Nil impact
The compatibility of the development with its setting including the relationship of the development to development on adjoining	Nil impact identified





land or on other land in the locality including, but not limited to, the effect of the height, bulk, scale, orientation and appearance of the development	
The amenity of the locality including the following— (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development	Nil
The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	Nil
Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	The proponent identifies that the planning scheme requires that a 'Community Building' have landscaping for approximately 10% of the site area. The plans submitted support that this can be achieved.
The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk	Given the proposed development proximity to the Dalwallinu Town Common and the undeveloped residential land to the north, a Bushfire Management Plan has been submitted to demonstrate that the proposal can be considered if the identified solutions were enacted.
The suitability of the land for the development taking into account the possible risk to human health or safety	No issues identified.
The adequacy of— (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles	Frontage to a sealed road adequate to accommodate anticipated vehicular movements (refer to the attached Transport Impact Assessment).  Parking has been allocated for 171 vehicles onsite which is compliant with the planning scheme requirements under Table II – Development Table.
The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety	This matter has been addressed in Part 3.2 - <i>Traffic Generation of the Traffic Impact Assessment</i> .
The availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services;	No public transport services are available.  Electricity and potable water are available. The proposed development will need to be serviced with



<ul style="list-style-type: none"> <li>(iii) storage, management and collection of waste;</li> <li>(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</li> <li>(v) access by older people and people with disability</li> </ul>	<p>either on-site waste-water treatment facilities or be connected to the Shire's reticulated sewerage system.</p> <p>Solid waste can be adequately stored and removed from the site.</p> <p>Access to the site, by older people and people with disability is equitable given the location and terrain.</p>
The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses	Not applicable
The history of the site where the development is to be located	It is understood that the property was included in a previous development, a drive-in cinema that ceased operating in 1983.
The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	Nil substantial impacts envisaged.
Any submissions received on the application	Nil submissions received.
The comments or submissions received from any authority consulted under clause 66	No other statutory, public or planning authority was identified as being necessary for further consultation.
Any other planning consideration the Council considers appropriate	Nil

#### **Policy Implications**

Nil

#### **Financial Implications**

Nil

#### **General Function Implications**

Nil

#### **Strategic Implications**

Nil

#### **Site Inspection**

A site inspection was undertaken by the reporting officer (refer to photos below)





Site of proposed 'Place of Worship' Lot 5 Strickland Drive, Dalwallinu

### **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**

An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Act and associated Regulations.

The proposal for a 'Place of Worship' on the site is consistent with the objectives of the Special Use (SU11) land use zone.

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 10449**

Moved            Cr DS Cream  
Seconded       Cr MM Harms

That Council approve the development application (DA 102425) for Lot 5 Strickland Drive, Dalwallinu pursuant to Section 68(2) of the *Planning and Development (Local Planning Schemes) Regulation 2015* subject to the following conditions:

1. The development (Place of Worship) 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. Prior to the commencement of works the proponent is to submit to the Shire the following documents for approval:
  - a) An Outdoor Lighting Management Plan taking into consideration AS4282 – *Control of Obtrusive Effects of Outdoor Lighting*.
  - b) A Stormwater Management Plan that is to demonstrate that adequate provision will be made for the estimated potential stormwater runoff from the development to the satisfaction of Council. Plans should also state control measure for erosion and sedimentation.
  - c) A Waste-Water Management Plan.
  - d) A Landscape Management Plan taking into consideration the publication; *Trees & Shrubs for the Midlands and Northern Wheatbelt* (2nd edition published in 2015 by Northern Agricultural Catchments Council)
3. The proposed car parking bays are to be provided and marked, prior to the occupation of the development, and thereafter maintained to the satisfaction of the Shire.
4. The landowner/proponent must implement all of the recommendations contained in the Bushfire Management Plan dated 14 March 2025 prepared by Bushfire Prone Planning as lodged with the local government for the duration of the development.
5. 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 if not substantially commenced.

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms  
**Against:** Nil





Job Ref: 10006  
19 June 2025

Chief Executive Officer  
Shire of Dalwallinu  
58 Johnston Street  
DALWALLINU WA 6609



**Attention: Planning Services**

Dear Sir/Madam

**DEVELOPMENT APPLICATION – 'PLACE OF WORSHIP'  
LOT 5 (NO. 47) STRICKLAND DRIVE, DALWALLINU**

Rowe Group acts on behalf of the Dalwallinu Gospel Trust (**client**), the landowner of Lot 5 (No. 47) Strickland Drive, Dalwallinu (**site** or **subject site**). We have been instructed by our client to prepare and lodge a Development Application (**Application**) with the Shire of Dalwallinu (**Shire**) to obtain Development Approval for a 'Place of Worship' and associated car parking area (**proposal** or **proposed development**) at the subject site.

To progress this Application, please find enclosed the following documentation:

- Completed and signed Shire of Dalwallinu 'Application for Planning Consent' Form (refer to **Attachment One**);
- Current Certificate of Title and Deposited Plan (refer to **Attachment Two**);
- Development Plans (refer to **Attachment Three**);
- Bushfire Management Plan (refer to **Attachment Four**);
- Transport Impact Assessment (refer to **Attachment Five**); and
- Acoustic Assessment (refer to **Attachment Six**).

Further justification in support of this Application is provided in the following sections of this correspondence.

**SUBJECT SITE**

The subject site is located in the suburb of Dalwallinu, within the Shire of Dalwallinu, approximately 1km south-west of the Shire's Council Building and approximately 200km north-east of the Perth Central Area.

The site comprises a total land area of approximately 10,086m<sup>2</sup> and features a frontage of approximately 74m to Strickland Drive. The subject site is bounded

Level 3  
369 Newcastle Street  
Northbridge 6003  
Western Australia  
p: 08 9221 1991  
f: 08 9221 1919  
info@rowegroup.com.au  
rowegroup.com.au

by land zoned 'Residential' to the north, a 'Conservation' Local Scheme Reserve to the west, land zoned 'Special Use' to the south, and the Strickland Drive road reservation to the east.

The subject site is legally described as follows:

- Lot 5 on Deposited Plan 51464 Certificate of Title Volume 2772 Folio 899.

Refer to **Attachment Two – Certificate of Title and Deposited Plan.**

## PROPOSED DEVELOPMENT

As outlined, our client is seeking to obtain Development Approval from the Shire for a 'Place of Worship' at the subject site. The proposed development comprises a main hall with foyer, an outdoor plaza with bench seating at the building entrance, soft landscaping along the site's periphery, and a bitumen car parking area accommodating a total of 171 car parking bays (comprising 167 general bays and 4 accessible bays).

Refer to **Attachment Three – Development Plans.**

The key operational details of the proposal are as follows:

- The proposed development is anticipated to accommodate up to approximately 644 patrons on-site at any one time.
- Regular use of the proposed development is expected to occur approximately five (5) times per week, typically accommodating between 50 and 150 patrons per session.
- It is anticipated that, once every three (3) weeks (on a Sunday), the proposed development would be used at around half its capacity.
- The typical weekly schedule of activities is as follows:
  - Monday: 7:00pm – 7:30pm
  - Wednesday: 7:00pm – 8:30pm
  - Saturday: 11:30am – 1:00pm
  - Sunday: 6:00am – 7:00am and 11:30am – 1:00pm
- Approximately two (2) events per year are expected to attract the maximum site capacity. These events will be managed by a full coordination team to ensure appropriate oversight and operation.

## TOWN PLANNING CONSIDERATIONS

### Zoning and Land Use Permissibility

Shire of Dalwallinu Local Planning Scheme No. 2

The subject site is zoned 'Special Use' under the provisions of the *Shire of Dalwallinu Local Planning Scheme No. 2 (LPS2)*. Clause 4.2.5 in LPS2 stipulates the objectives of the 'Special Use' Zone, as follows:



- 4.2.5 *To enable the local government to specify a specific site to provide for a primary purpose and to impose specific conditions as set out in Schedule 4. The Schedule may restrict the use and operation of any development that would normally not fit within the ambit of any other zone in this Scheme.*
- 4.2.6 *To provide an area where special uses can be operated under the specific control of the local government in order to maintain the safety, health and welfare of surrounding users.*

In addition to the above, Clause 4.7 of LPS2 outlines the provisions governing land zoned 'Special Use', as follows:

- 4.7.1 *Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.*
- 4.7.2 *A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.*

*Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.*

Having regard to the above, and pursuant to Schedule 4 of LPS2, the subject site is classified as 'Special Use No. 8' (SU8), with its sole permitted use being a 'Place of Worship'. We can confirm that Schedule 4 of LPS2 does not prescribe any specific conditions applicable to SU8 that would restrict or otherwise constrain the proposed development. In this regard, the proposal is consistent with both the objectives of the 'Special Use' Zone and the provisions of Schedule 4 in LPS2.

### **Development Standards**

#### Shire of Dalwallinu Local Planning Scheme No. 2

Table 2 'Development Table' contained in LPS2 sets out various development requirements specific to a number of different land uses. As it relates to this Application, we can confirm the 'Place of Worship' land use is not set out in Table 2, however the proposed development accurately aligns with 'Community Purpose', which is outlined in Table 2.

As it relates to landscaping, Table 2 in LPS2 requires that a minimum of 10% of the total site area be provided as landscaping for any 'Community Purpose' land use. In this regard, we can confirm that approximately 1,520m<sup>2</sup>, which equates to approximately 15% of the total area of the subject site, will be landscaped as part of the proposed development. Accordingly, the proposal exceeds the minimum landscaping requirement stipulated in LPS2 and is compliant in this respect.

As it relates to car parking, Table 2 of LPS2 requires the provision of one (1) car parking bay for every four (4) persons for any 'Community Purpose' land use. In this regard, we can confirm the proposed car parking area will accommodate a total of 171 car parking bays (comprising 167 general bays and 4 accessible bays).

The proposed development is anticipated to accommodate up to approximately 644 patrons on-site at any one time, resulting in a minimum parking requirement of 161 bays. Accordingly, the proposal exceeds the minimum requirement by 10 car bays and is compliant with the car parking requirement stipulated in LPS2.

#### Local Planning Policies

We can confirm the only operational Local Planning Policy of the Shire's which is relevant to this Application is *Local Planning Policy No. 2 – Fences (LPP2)*. The purpose of the Shire's LPP2 is to set out the relevant considerations and requirements of any fence installation within the townsites of the Shire.

The following is stipulated under the 'Policy' section of LPP2:

- a) *All fencing within the Townsites of the Shire shall require the Council's Planning Consent, except where;*
  - i) *the fence meets the provisions of the Residential Design Codes of Western Australian Planning Commission.*

Having regard to the above, we can confirm a 1.8m high steel garrison panel fencing (charcoal) is proposed to be installed around the periphery of the subject site as part of the proposed development for security reasons. The Residential Design Codes (**R-Codes**) stipulates that:

- i. *Fences or walls within the primary street setback area are to be a maximum height of 1.8m; and*
- ii. *Visually permeable above 1.2m.*

On the basis of the above, as the proposed fencing will have a maximum height of 1.8m and is entirely visually permeable, it is consistent with the requirements of the R-Codes and is compliant in this respect.

#### **BUSHFIRE CONSIDERATIONS**

*State Planning Policy 3.7 – Bushfire (SPP3.7)* provides the foundation for land use planning to address bushfire risk management in Western Australia. Given the subject site is identified as being bushfire prone by the Department of Fire and Emergency Services (**DFES**), this Application is therefore required to comply with the provisions of SPP3.7. In this regard, Bushfire Prone Planning was engaged to prepare a Bushfire Management Plan (**BMP**) to address the requirements of SPP3.7 and the *Guidelines for Planning in Bushfire Prone Areas (Bushfire Guidelines)*.

Having reviewed the BMP, we can confirm the plan clearly demonstrates the proposed development is capable of achieving compliance with SPP3.7 and the associated Bushfire Guidelines.

Refer to **Attachment Four – Bushfire Management Plan**.

#### **TRAFFIC CONSIDERATIONS**

Due to the anticipated increase in local traffic generated by the proposed development at the subject site, Shawmac Traffic Engineers was engaged to prepare a Transport Impact Assessment (**TIA**) in support of the proposal. In this regard, the TIA has been prepared in accordance with the Western Australian Planning Commission's (**WAPC**) *Transport Impact Assessment Guidelines (TIA Guidelines)*.

Having reviewed the TIA, we can confirm the assessment clearly demonstrates the proposed development will not adversely impact the current or future operation of the surrounding local road network.

Refer to **Attachment Five – Transport Impact Assessment**.



## ACOUSTIC CONSIDERATIONS

Due to the anticipated noise emissions associated with the proposed development at the subject site, Herring Storer Acoustics was engaged to prepare an Acoustic Assessment in support of the proposal. The assessment considered noise levels received at neighbouring properties to determine compliance with the *Environmental Protection (Noise) Regulations 1997* (**Noise Regulations**).

We can confirm the Acoustic Report specifically assessed noise emissions from the following sources:

- Prayers, services, and events held within the Meeting Hall;
- Mechanical services; and
- Vehicle movements within the parking area, including engine starts and car door closures.

Following a review of the Acoustic Report, we confirm the report clearly demonstrates the proposal complies with the Noise Regulations and that all noise emissions will not adversely impact adjoining residential properties.

Refer to **Attachment Six – Acoustic Report**.

## SUMMARY

In summary, we have been instructed by the Dalwallinu Gospel Trust (**client**) to prepare and lodge a Development Application (**Application**) with the Shire of Dalwallinu (**Shire**) to obtain Development Approval for a 'Place of Worship' and associated car parking area (**proposal** or **proposed development**) at Lot 5 (No. 47) Strickland Drive, Dalwallinu (**subject site**).

We respectfully request the Shire approve this Application for the following reasons:

- The proposed development is consistent with both the objectives of the 'Special Use' Zone and the provisions of Schedule 4 in the Shire's *Local Planning Scheme No. 2* (**LPS2**);
- The proposal complies with all the associated development requirements set out in LPS2, including minimum landscaping and car parking standards, as well as the provisions of the Shire's applicable Local Planning Policy (i.e. *Local Planning Policy No. 2 – Fences*);
- This Application is supported by a Bushfire Management Plan (**BMP**), prepared by Bushfire Prone Planning, which demonstrates compliance with *State Planning Policy 3.7 – Bushfire* (**SPP3.7**) and the associated *Guidelines for Planning in Bushfire Prone Areas* (**Bushfire Guidelines**);
- This Application is supported by a Transport Impact Assessment (**TIA**), prepared by Shawmac Traffic Engineers, which confirms the proposed development will not adversely impact the current or future operation of the surrounding local road network;
- This Application is supported by an Acoustic Report, prepared by Herring Storer Acoustics, which confirms the proposal complies with the *Environmental Protection (Noise) Regulations 1997* (**Noise Regulations**) and that noise emissions from the development will not adversely affect adjoining residential properties; and



- The proposal represents the only land use and form of development capable of being approved at the subject site, that being a 'Place of Worship'.

We trust the information contained in this correspondence is sufficient to enable the Shire to favourably determine this Application under delegated authority.

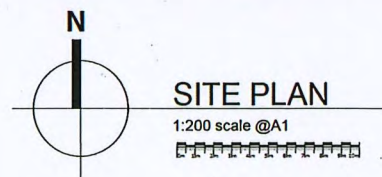
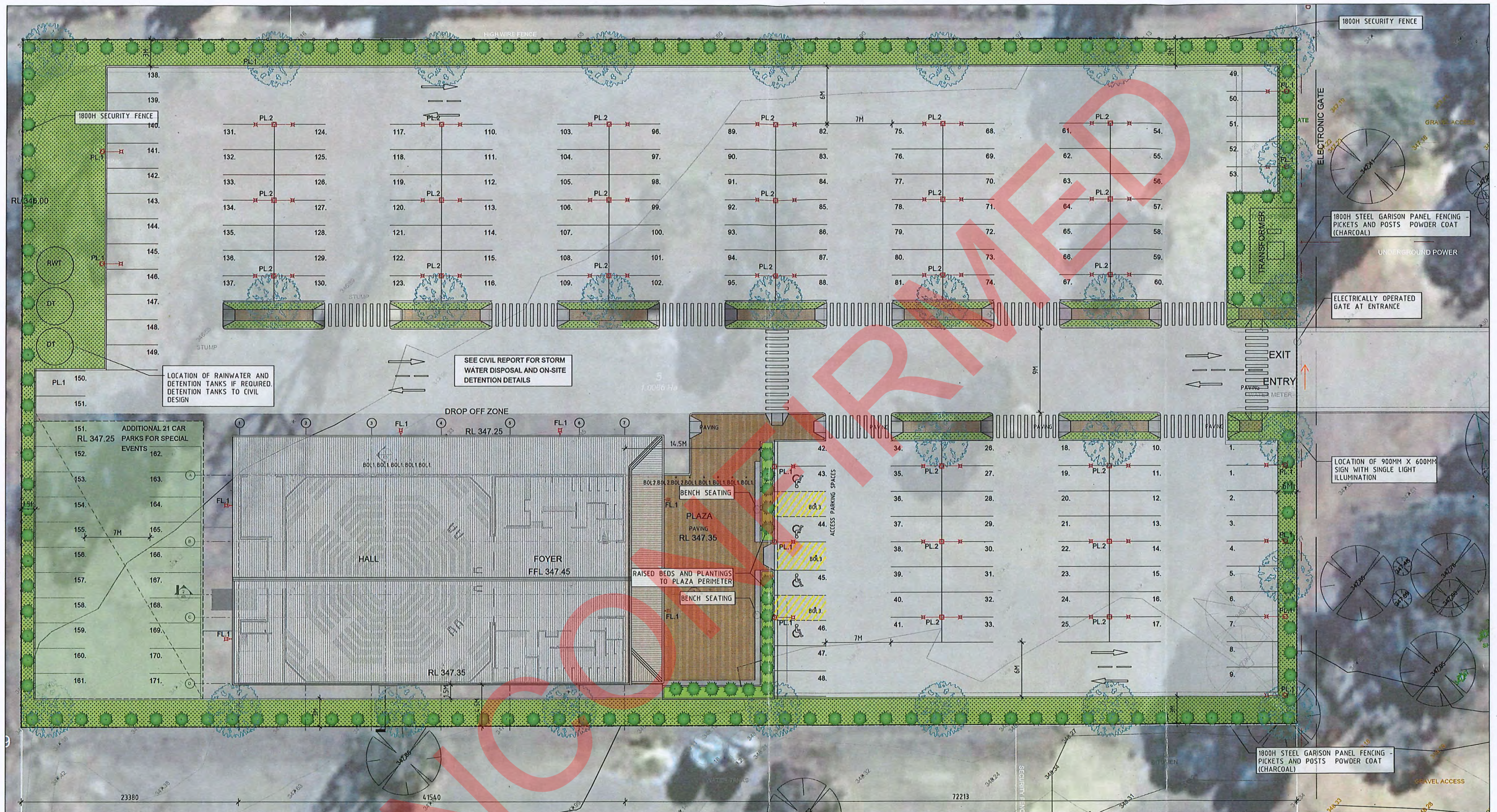
Should you require any further information or clarification in relation to this matter, please contact Sam Bowers on 9221 1991 or at [sam.bowers@rowegroup.com.au](mailto:sam.bowers@rowegroup.com.au).

Yours faithfully,



**Sam Bowers**  
*Town Planner*  
Rowe Group





**SCHEDULE OF AREAS**

PROPERTY - 1000m<sup>2</sup>  
BUILDING AREA - 933m<sup>2</sup>  
SOFT LANDSCAPING - 1520m<sup>2</sup>  
PLAZA - 300m<sup>2</sup>

ALL LOCATED CAR PARKING  
GENERAL PARKING SPACES 167  
ACCESS PARKING SPACES 4

TOTAL 171

**LEGEND**

BOL 1 - FIXED BOLLARD  
BOL 2 - REMOVABLE BOLLARD  
BOL 3 - ACCESS PARKING BOLLARD

EXTERNAL CAR PARK LIGHTING  
EXTERNAL LIGHTS FIXED TO BUILDING EAVES FOR CAR PARK ILLUMINATION WHEN REQUIRED AND SELECTED PYLON LIGHTS AS INDICATED ON SITE PLAN

PL 1 - SINGLE PYLON LIGHT  
PL 2 - DOUBLE PYLON LIGHT  
FL 1 - FIXED FASCIA LIGHTING

NOTE: NO LIGHT SPILL BEYOND PROPERTY BOUNDARIES  
DETAILS TO BE PROVIDED BY LIGHTING CONSULTANT

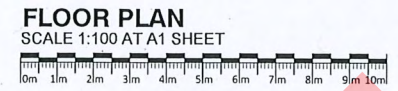
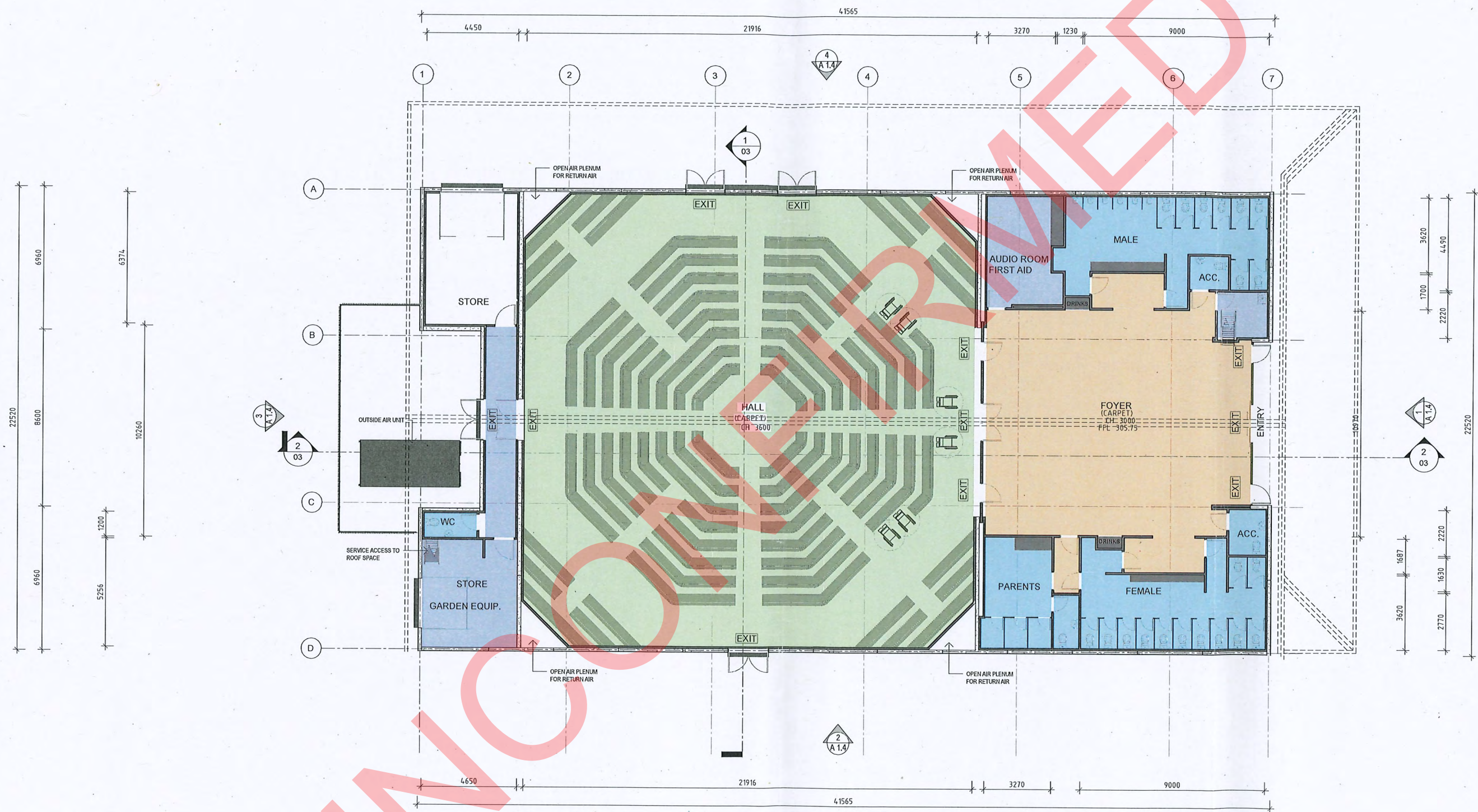
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ISSUE	DATE	REVISION

**pbcc**  
SERVICES

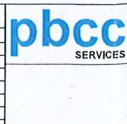
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Checked: DW	Revision Date:
CHECK ALL MEASUREMENTS ON SITE DO NOT SCALE FROM DRAWINGS	
© pbcc services 2025	





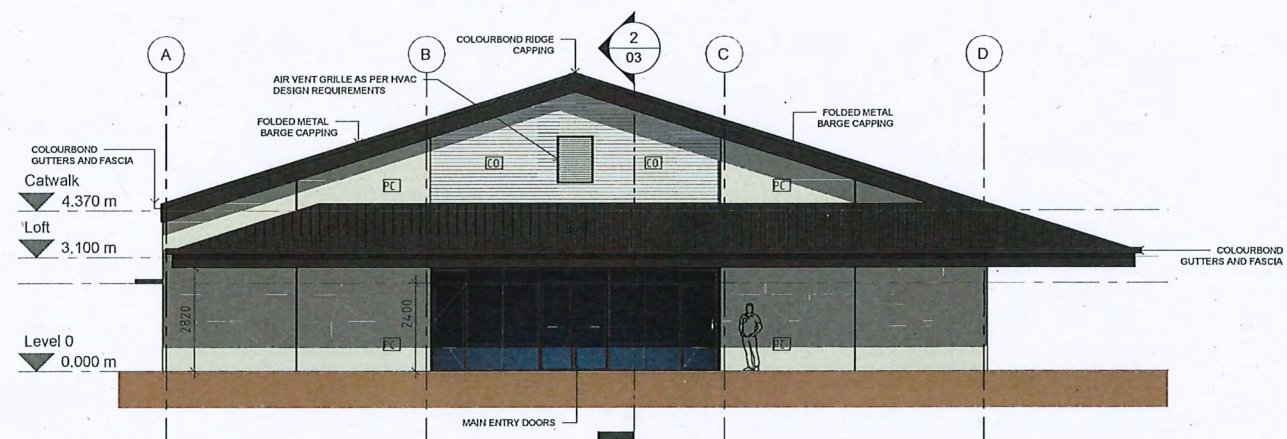
**8 ROW MEETING HALL**

ISSUE	DATE	REVISION
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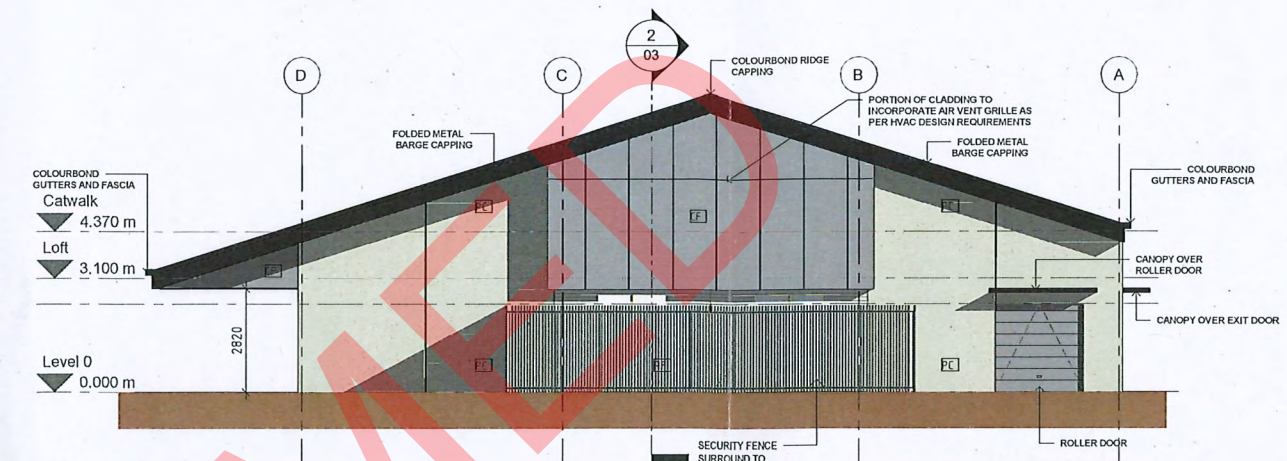


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CHECK ALL MEASUREMENTS ON SITE DO NOT SCALE FROM DRAWINGS		© pbcc services 2025	

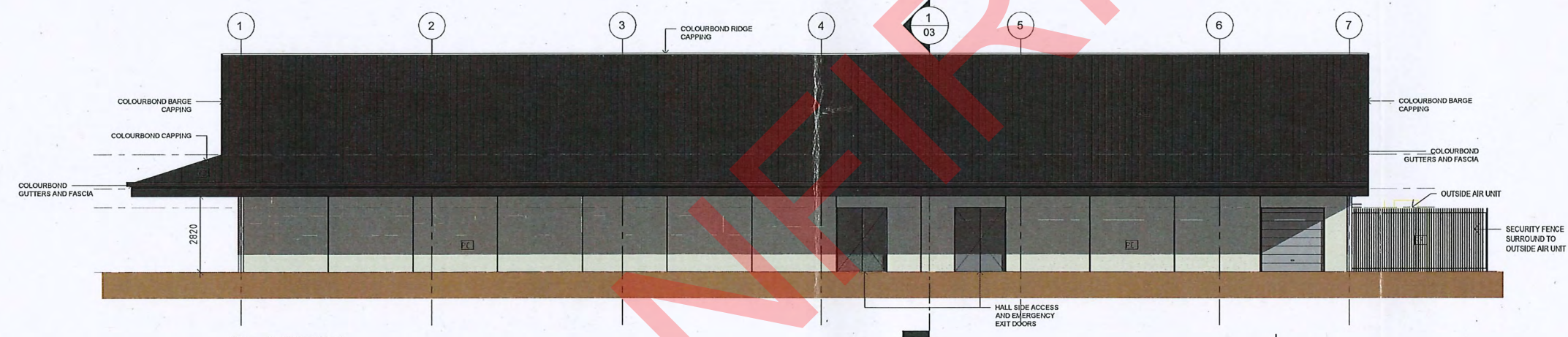




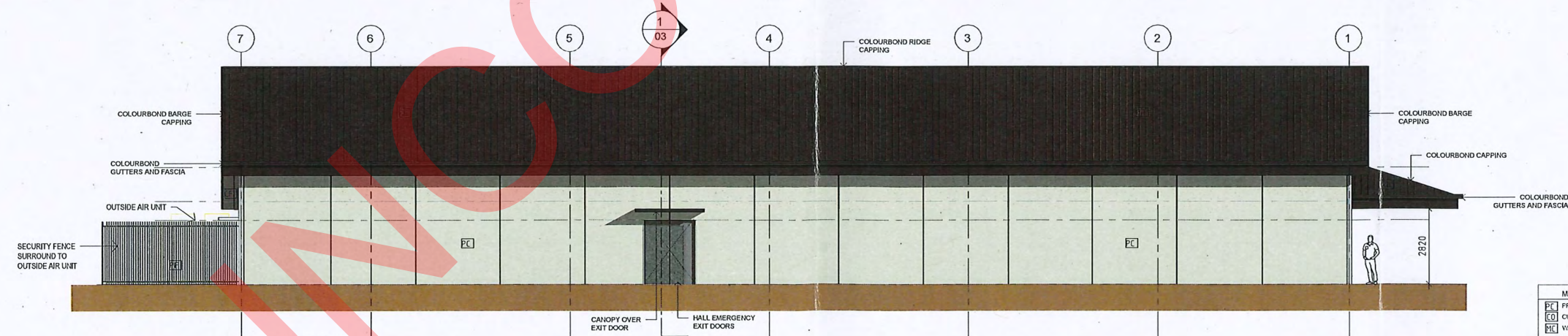
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SCALE= 1:100



3 ELEVATION 3  
SCALE= 1:100



4 ELEVATION 4  
SCALE= 1:100



2 ELEVATION 2  
SCALE= 1:100

MATERIAL AND COLOUR SCHEME	
PC	PRECAST CONCRETE (NATURAL FINISH)
CO	CUSTOM ORB WALL CLADDING FIXED HORIZONTALLY (SHALE GREY)
KL	WALL FLASHINGS, EXPOSED FINISH SCREWS AND METAL CAPPING (MONUMENT)
PA	PA DOORS STEEL FRAME PAINTED (WINDSPRAY)
ED	ENTRY DOORS AND WINDOW FRAMES - POWDERCOAT ALUMINIUM (MONUMENT)
RF	ROOF FLASHINGS, FLASHINGS, DOWNPIPES, STEEL (MONUMENT)
CE	CEMENT FIBRE SHEET (NATURAL FINISH)
RD	METAL ROOF - CUSTOM ORB METAL SHEET (MONUMENT)
PF	FENCE - STEEL POST AND PICKETS (MONUMENT)

### 8 ROW MEETING HALL

ISSUE	DATE	REVISION
1	18.10.2024	Issue for construction
2		
3		
4		
5		
6		
7		
8		



ELEVATIONS	
Scale	1:100
Date	18.10.2024
Drawn	DW
Checked	
Project	DALWALLINU HALL
Revision No.	A - 1.5
Revision Date	

CHECK ALL MEASUREMENTS ON SITE DO NOT SCALE FROM DRAWINGS

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A1



**PROPOSED PLACE OF WORSHIP  
LOT 5 (# 47) STRICKLAND DRIVE  
DALWALLINU**

**ENVIRONMENTAL ACOUSTIC ASSESSMENT**

**APRIL 2025**

**OUR REFERENCE: 34486-1-25097**

## DOCUMENT CONTROL PAGE

**ENVIRONMENTAL ACOUSTIC ASSESSMENT**  
**PLACE OF WORSHIP**  
**DALWALLINU**

Job No: 25097

Document Reference : 34486-1-25097

FOR

**ROWE GROUP**

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## 1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed place of public worship, to be located at Lot 5 (#47) Strickland Drive, Dalwallinu for the Development Application.

The report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This report considers noise emissions from:

- Prayers, services and events held within the Meeting Hall;
- Mechanical services; and
- Vehicle movements within parking area, including car starts and doors closing.

We understand that there would be no bell ringing occurring in the centre.

For reference, a site plan and building plan are attached in Appendix A.

## 2. SUMMARY

An acoustic assessment of noise emissions associated with the proposed place of public worship, to be located at Lot 5 (#47) Strickland Drive, Dalwallinu for the Development Application.

With regards to a Place of Worship, it is noted that under Regulation 16 – Community activities of the *Environmental Protection (Noise) Regulations 1997*, noise emission from a Place of Worship is considered as community noise; and under this regulation, Regulation 7 or the assigned noise levels do not apply to Community noise. Even so, an assessment with regards to the requirements of the *Environmental Protection (Noise) Regulation 1997* has been undertaken.

Based on the analysis of noise emissions from the proposed place of public worship, noise received at the neighbouring premises would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed usages, however :

- it is recommended that an acoustical assessment be undertaken of the mechanical services design to ensure compliance is achieved.

## 3. CRITERIA

With regards to a Place of Worship, it is noted that under Regulation 16 – Community activities of the *Environmental Protection (Noise) Regulations 1997*, noise emission from a Place of Worship is considered as community noise; and under this regulation, Regulation 7 or the assigned noise levels do not apply to Community noise. However, we believe that noise still needs to be reasonable. Thus, an assessment with regards to compliance with the Regulations has been undertaken.

The allowable noise level for noise sensitive premises in the vicinity of the proposed development are prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 and 8 stipulate maximum allowable external noise levels or assigned noise levels that can be received at a premise from another premises. For residential premises, this noise level is determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. The base noise levels for residential premises are listed in Table 3.1.

**TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF

Note: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
L<sub>Amax</sub> is the maximum noise level.  
IF is the influencing factor.

For information, the meaning of the “highly sensitive area” under the Regulations is :

**highly sensitive area** means that area (if any) of noise sensitive premises comprising —  
(a) a building, or a part of a building, on the premises that is used for a noise sensitive purpose; and  
(b) any other part of the premises within 15 m of that building or that part of the building;

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

**“impulsiveness”** means a variation in the emission of a noise where the difference between L<sub>Apeak</sub> and L<sub>Amax(Slow)</sub> is more than 15 dB when determined for a single representative event;

**“modulation”** means a variation in the emission of noise that —  
(b) is more than 3 dB L<sub>AFast</sub> or is more than 3 dB L<sub>AFast</sub> in any one-third octave band;  
(c) is present for more at least 10% of the representative assessment period; and  
(d) is regular, cyclic and audible;

**“tonality”** means the presence in the noise emission of tonal characteristics where the difference between —  
(a) the A-weighted sound pressure level in any one-third octave band; and  
(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as  $L_{Aeq,T}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{ASlow}$  levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

**TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS**

Where <b>tonality</b> is present	Where <b>modulation</b> is present	Where <b>impulsiveness</b> is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

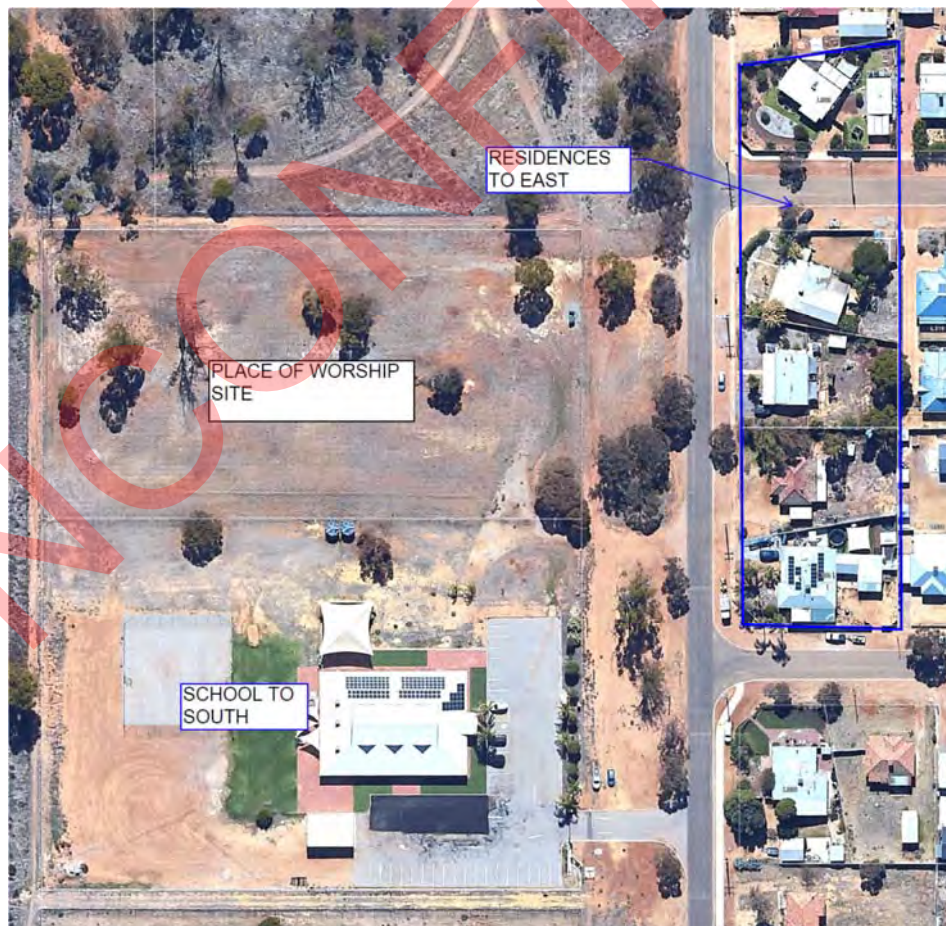
Note: These adjustments are cumulative to a maximum of 15 dB.

Where the noise emission is music, if the music is audible, then any measured level is adjusted according to Table 3.3 below.

**TABLE 3.3 – ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS**

Where <b>impulsiveness</b> is not present	Where <b>impulsiveness</b> is present
+10 dB(A)	+15 dB(A)

For this development, the neighbouring residences of concern are located to the east, as denoted below in Figure 3.1. We also note that a school is located to the south of the site.



**FIGURE 3.1 – AERIAL**



For the neighbouring residences above, the influencing factor has been determined to be +0 dB. Thus, the assigned noise levels would be as listed in Table 3.4.

**TABLE 3.4 - ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45	55	65
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40	50	65
	1900 - 2200 hours all days (Evening)	40	50	55
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35	45	55

Note: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
L<sub>Amax</sub> is the maximum noise level.

#### 4. PROPOSAL

From information supplied, it is understood that the following activity would occur on site:

Sunday 6.00am – 7.00am with up to 50 persons  
11.30 am – 1.00pm with up to 150 persons and up to 450 every third week

Monday 7.00pm – 7.30pm with up to 50 persons

Wednesday 7.00pm – 8.30pm with up to 150 persons

Saturday 11.30am – 1.00pm with up to 150 persons.

We note that there would be no music played or performed during meetings or services.

For reference, a site plan is attached in Appendix A.

#### 5. MODELLING

To assess the noise received at the neighbouring residences from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

By utilising acoustic modelling, the propagation of noise to nearby residences has been determined taking into account attenuation due to distance, ground absorption and any barrier affects due to fences, buildings or the like. Also, modelling was undertaken using DWER worst case weather conditions.

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1.

**TABLE 5.1 - SOUND POWER LEVELS**

Item	Sound Power Noise Level, dB(A)
Hall	
Parishioners	60 / m <sup>2</sup>
Car Moving in Car Park	76
Door Closing	84
Air conditioning condensing Unit	1 @ 78 1 @ 82
Toilet Exhaust	2 @ 72

At this stage of the development the mechanical services have not been designed. However, it is noted that the air conditioning condensing units are to be located on the western side of the building away from the residences.

## 6. ASSESSMENT

Given the operating times of usage, only the early morning Sunday services would occur during the night period. However, it is noted that some of the activities occur during the evening or Sunday day periods, with the worst case being the 450 persons during the Sunday day service (every third week).

Based on the above noise modelling for the worst-case scenarios, being :

Sunday Service (6.00 – 7.00am) for 50 persons; and

Sunday Service (11.30am to 1.00pm) for 450 persons.

Additional to the above, the assessment of the mechanical services has been based on compliance during the night period. However, it is noted that for the early morning Sunday service with 50 people, the parishioners would park adjacent to the entry to the Meeting Hall, thus the parking bays along the eastern fence would not be used. Therefore, with regards to car doors closing, the following two scenarios have been considered:

Night period	Adjacent to the Meeting Hall Entry; and
Sunday Day period	Parking accruing along boundaries.

The results of the noise modelling for the mechanical services and breakout from the Meeting Hall are shown in Table 6.1.

**TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR L<sub>A10</sub> CRITERIA  
BREAKOUT FROM AUDITORIUM AND MECHANICAL PLANT**

Neighbouring Residence	Calculated Noise Level (dB(A))	
	Mechanical Services	Breakout from Hall
East	27 (32)	9
School	35 (40)	17

( ) Includes +5 dB(A) penalty for tonality

### Notes

- Noise emissions from the mechanical services would be tonal and a +5 dB(A) penalty would be applicable.
- With regards to the school, we note that place of worship would only be utilised outside normal school hours. However, noise modelling and an assessment of noise received at the school has been undertaken for information and completeness. It should also be noted that the point of receipt within the school has been taken to be at 15m from the school building, being the "Highly" noise sensitive area. We also note that the school is a daytime usage, thus only compliance with the day period is required.

Based on the definitions of tonality, noise emissions from car movements and car starts, being an  $L_{A1}$  and  $L_{Amax}$  respectively, being present for less than 10% of the time, would not be considered tonal. Thus, no penalties would be applicable, and the assessment would be as listed in Table 6.2 (Car Moving) and Table 6.3 (Car Starting). However, noise emissions from car doors closing could be impulsive, hence the +10 dB penalty has been included in the assessment, as indicated in Table 6.3.

**TABLE 6.2 - ACOUSTIC MODELLING RESULTS  $L_{A1}$  CRITERIA**  
**CAR MOVING**

Location	Calculated Noise Level (dB(A))
East	31
School	37

**TABLE 6.3 - ACOUSTIC MODELLING RESULTS  $L_{Amax}$  CRITERIA**  
**CAR STARTING / DOOR CLOSING**

Location	Calculated Noise Level (dB(A))			
	Car Starting		Door Closing	
	Sunday Day / Evening Period	Night period	Sunday Day / Evening Period	Night period
East	39	34	42 [52]	37 [47]
School	43	43	45 [55]	45 [55]

[ ] Includes +10 dB(A) penalty for a impulsiveness.

Based on the calculated noise levels, Tables 6.4 to 6.8 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

It is noted that given the usage, the school would not be occupied during the times that the Place of Worship would be in use, however, for information, an assessment against the assigned day period noise levels for the school has been undertaken.

**TABLE 6.4 – ASSESSMENT OF  $L_{A10}$  NOISE LEVEL EMISSIONS**  
**MECHANICAL SERVICES**

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) $L_{A10}$ dB	Exceedance to Assigned Noise Level (dB)
East	32	Day - Weekday	45	Complies
		Day - Sundays / Public Holiday	40	Complies
		Evenings	40	Complies
		Night	35	Complies
School	40	Day - Weekday	45	Complies
		Day - Sundays / Public Holiday	40	N/A
		Evenings	40	N/A
		Night	35	N/A

**TABLE 6.5 – ASSESSMENT OF  $L_{A10}$  NOISE LEVEL EMISSIONS  
BREAKOUT FROM AUDITORIUM (WORST CASE USAGE)**

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) $L_{A10}$ dB	Exceedance to Assigned Noise Level (dB)
East	9	Day - Weekday	45	Complies
		Day - Sundays / Public Holiday	40	Complies
		Evenings	40	Complies
		Night	35	N/A
School	17	Day - Weekday	45	Complies
		Day - Sundays / Public Holiday	40	N/A
		Evenings	40	N/A
		Night	35	N/A

**TABLE 6.6 – ASSESSMENT OF  $L_{A1}$  NOISE LEVEL EMISSIONS  
CAR MOVING**

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) $L_{A1}$ dB	Exceedance to Assigned Noise Level (dB)
East	31	Day - Weekday	55	Complies
		Day - Sundays / Public Holiday	50	Complies
		Evenings	50	Complies
		Night	45	Complies
School	37	Day - Weekday	55	Complies
		Day - Sundays / Public Holiday	50	N/A
		Evenings	50	N/A
		Night	45	N/A

**TABLE 6.7 – ASSESSMENT OF  $L_{Amax}$  NOISE LEVEL EMISSIONS  
CAR STARTING**

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) $L_{Amax}$ dB	Exceedance to Assigned Noise Level (dB)
East	34	Day - Weekday	65	Complies
	39	Day - Sundays / Public Holiday	65	Complies
	34	Evenings	55	Complies
	34	Night	55	Complies
School	43	Day - Weekday	65	Complies
	43	Day - Sundays / Public Holiday	65	N/A
	43	Evenings	55	N/A
	43	Night	55	N/A

**TABLE 6.8 – ASSESSMENT OF  $L_{Amax}$  NOISE LEVEL EMISSIONS  
CAR DOOR CLOSING**

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) $L_{Amax}$ dB	Exceedance to Assigned Noise Level (dB)
East	47	Day - Weekday	65	Complies
	52	Day - Sundays / Public Holiday	65	Complies
	47	Evenings	55	Complies
	47	Night	55	Complies
School	55	Day - Weekday	65	Complies
	55	Day - Sundays / Public Holiday	65	N/A
	55	Evenings	55	N/A
	55	Night	55	N/A

## 7. CONCLUSION

Based on the above, noise received at the neighbouring residences from the activities associated with acts of worship within the place of worship would comply with the appropriate assigned noise levels. Thus, noting that under the Regulations, noise emissions from a place of worship are exempt from complying with the assigned noise levels, noise associated with the place of worship would be deemed reasonable and compliant with the requirements of the *Environmental Protection (Noise) Regulations 1997*. These activities include, but would not be limited to:

Sunday                      6.00am – 7.00am with up to 50 persons  
                                     11.30 am – 1.00pm with up to 150 persons and up to 450 every third week

Monday                     7.00pm – 7.30pm with up to 50 persons

Wednesday                7.00pm – 8.30pm with up to 150 persons

Saturday                    11.30am – 1.00pm with up to 150 persons.

Additional to the above, it is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would also comply with the Regulatory requirements, at all times.

Based on the analysis of noise emissions from the proposed place of public worship, noise received at the neighbouring premises would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed usages. However, it is recommended that:

- As the mechanical services has not been designed at this stage of the development, it is recommended that an acoustical assessment be undertaken of the mechanical services design to ensure compliance is achieved.

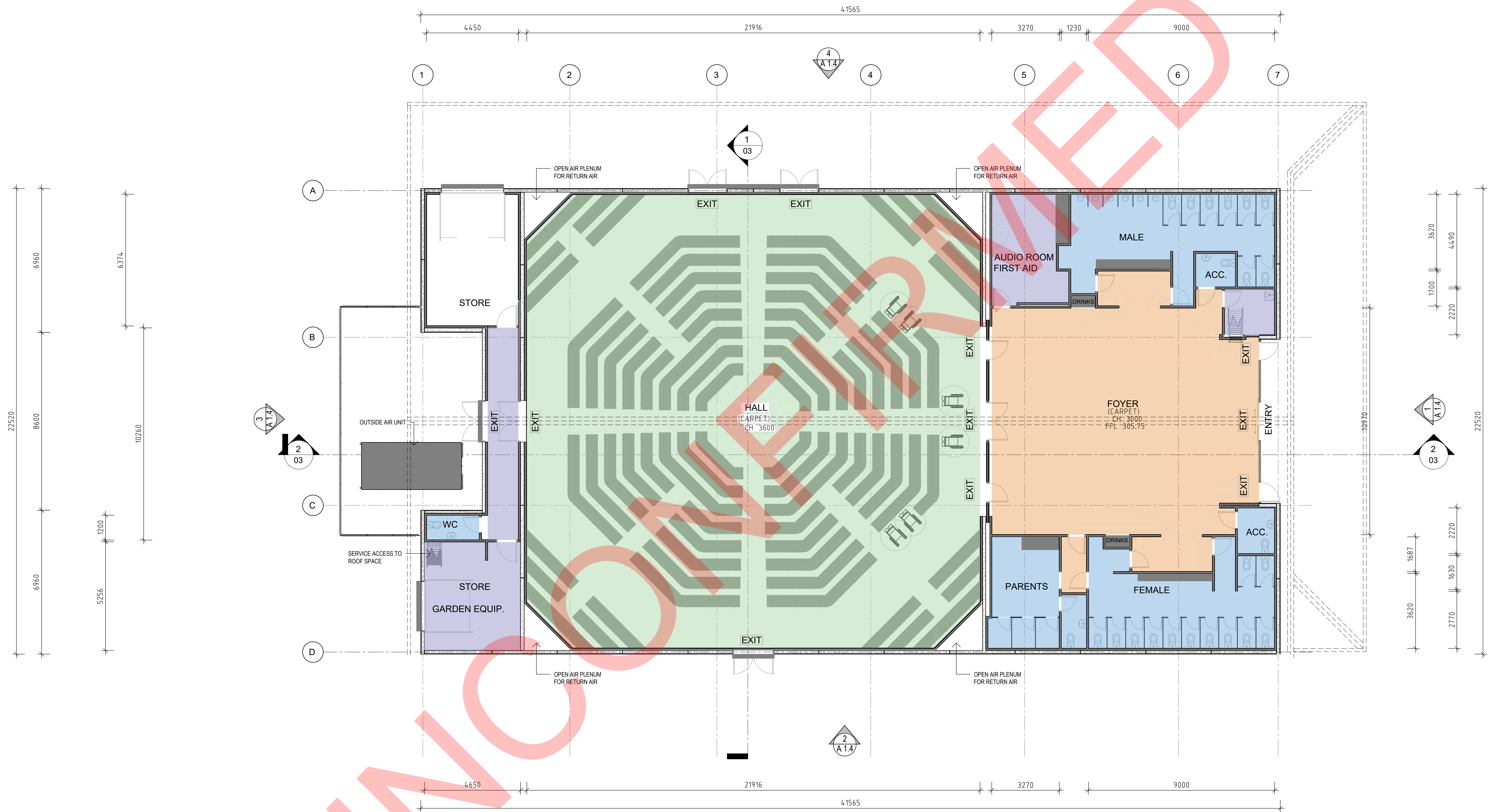
## **APPENDIX A**

### **SITE PLAN**









**FLOOR PLAN**  
SCALE 1:100 AT A1 SHEET

**8 ROW MEETING HALL**

ISSUE	DATE	REVISION	<b>pbcc</b> SERVICES	Drawing	
				FLOOR PLAN	
				Project	DALWALLINU HALL
				Scale	1:100
				Date	16.10.2024
				Drawn	DW
			Revision No.:		A - 1.3
CHECK ALL MEASUREMENTS ON SITE DO NOT SCALE FROM DRAWINGS				© pbcc services 2025	Revision Date:



# Transport Impact Assessment

Project: Proposed Place of Worship Development  
47 Strickland Drive, Dalwallinu  
Client: Rowe Group  
Author: L. De Leon  
Date: 28<sup>th</sup> April 2025  
Shawmac Document #: 2503010-TIS-001

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Document Status: Client Review

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UNCONFIRMED



## 1. Introduction

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### 1.1. Proponent

Shawmac Pty Ltd has been engaged by Rowe Group to prepare a Transport Impact Assessment (TIA) for a proposed place of worship in Dalwallinu.

### 1.2. Scope

This TIA has been prepared in accordance with the WAPC *Transport Impact Assessment Guidelines* (TIA guidelines). According to the TIA guidelines, the key objectives of a TIA are to:

- Assess the proposed internal transport networks with respect to accessibility, circulation and safety for all modes, that is, vehicles, public transport, pedestrians and cyclists;
- Assess the level of transport integration between the development and the surrounding land uses;
- Determine the impacts of the traffic generated by the development on the surrounding land uses; and
- Determine the impacts of the traffic generated by the development on the surrounding transport networks.

### 1.3. Site Location

The site address is 47 Strickland Drive in Dalwallinu. The local authority is the Shire of Dalwallinu.

The general site location is shown in Figure 1. An aerial view of the existing site is shown in Figure 2.



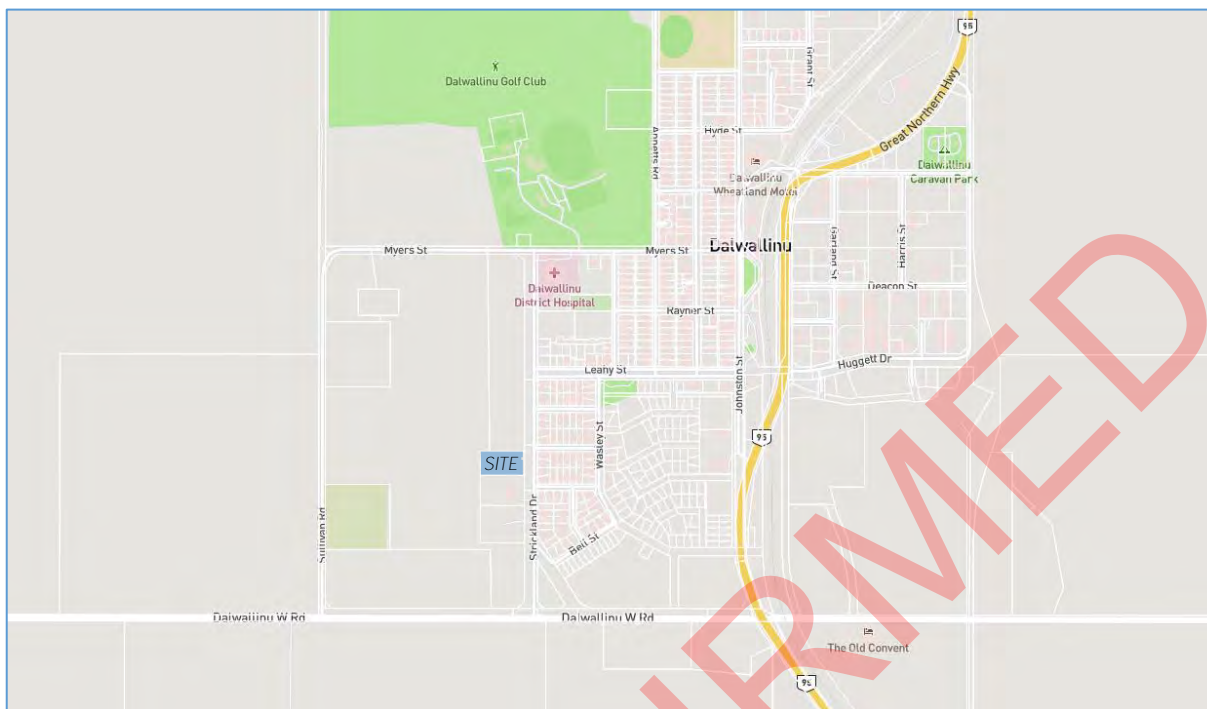


Figure 1: Site Location



Figure 2: Aerial View (Locate V5)

#### 1.4. Proposal

The proposed development is a place of worship hall which will comprise various buildings (main hall, plaza and other supporting amenities, car parking and external works.

It is expected to accommodate approximately 644 patrons.

The typical weekly schedule of activities and capacity is the following:

- Sunday:
  - 6.00am – 7:00am up to 50 patrons
  - 11:30am – 1:00pm up to 150 person and up to 450 every third week.
- Monday: 7:00pm – 7:30pm up to 50 patrons
- Wednesday: 7:00pm – 8:30pm up to 150 patrons
- Saturday: 11:30am – 1:00pm up to 150 patrons.

Additionally, there may be approximately two events per year with the maximum capacity. These events will involve a full management team to coordinate the event.

The site plan is shown in Figure 3.





Figure 3: Site Plan



## 2. Site and Surrounding Network

### 2.1. Land Uses

The site is zoned Special Use Area under the City's Local Planning Scheme and is surrounded by a mix of residential and public purposes development.

The area directly west of the site comprises mainly conservation areas.

### 2.2. Road Network Layout and Hierarchy

The current layout and hierarchy of the surrounding road network according to Main Roads WA's *Road Information Mapping System* is shown in Figure 4.

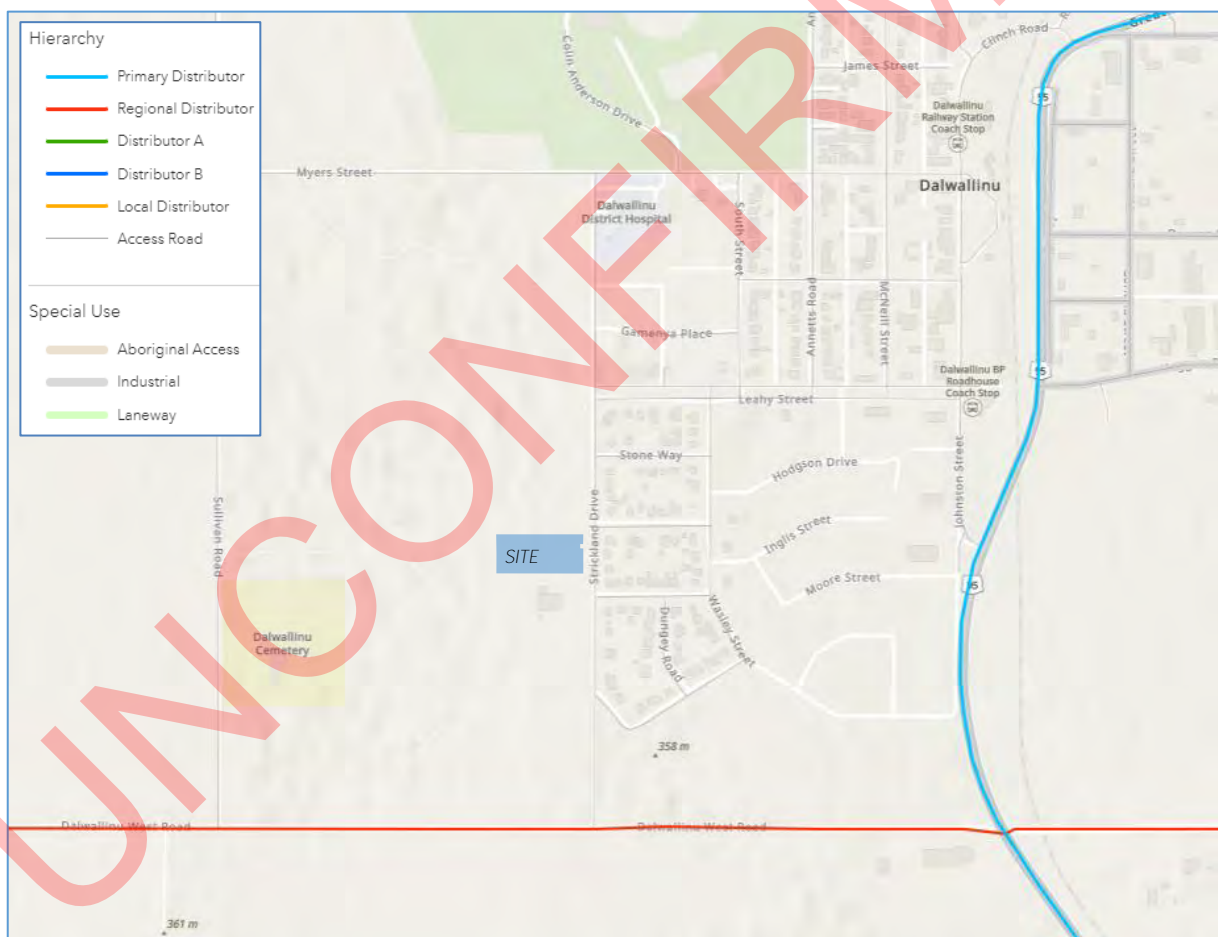


Figure 4: Road Layout and Hierarchy

### 2.3. Speed Limits

The current speed limits are shown in Figure 5.

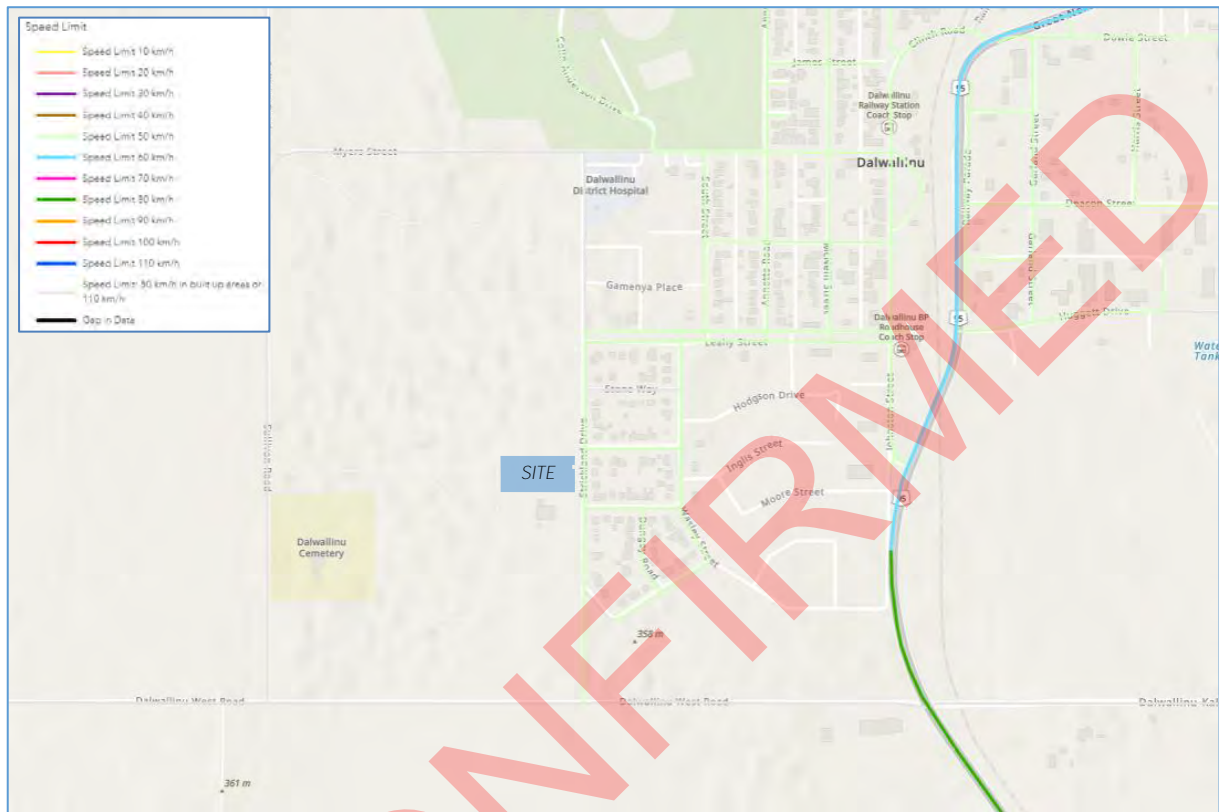


Figure 5: Speed Limits

### 2.4. Changes to the Surrounding Transport Network

There is currently no major changes within the surrounding vicinity of the site.



#### 2.4.1. Traffic Counts

Shawmac has undertaken a traffic survey in April 2025 during the weekend peak hour and the results are summarised in Figure 6.

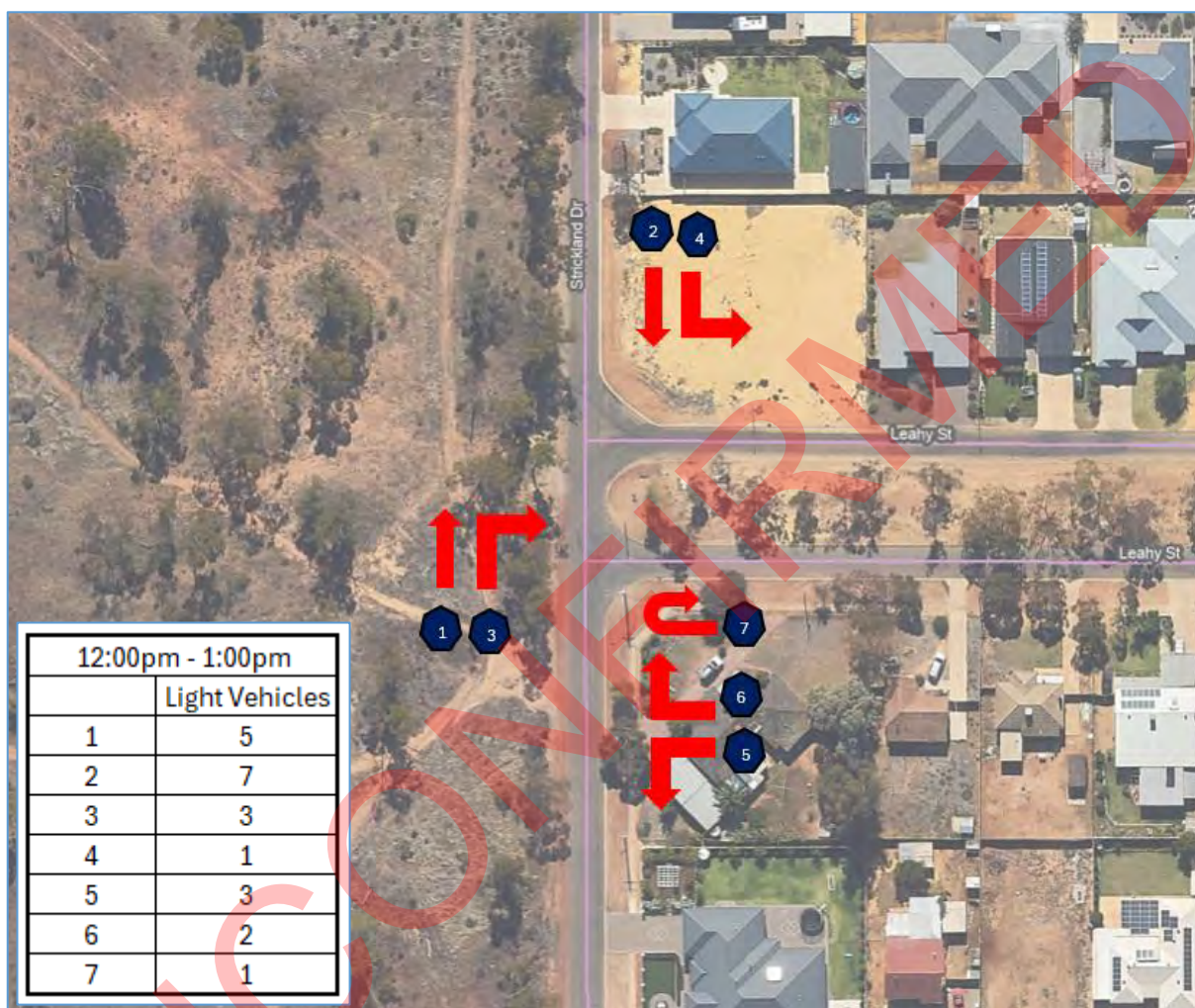


Figure 6: Strickland Drive / Leahy Street - Weekend Traffic Volumes

## 2.4.2. Existing Traffic Volumes

The available traffic volumes on the surrounding road network were obtained from Main Roads WA Traffic Map as shown in Figure 7.

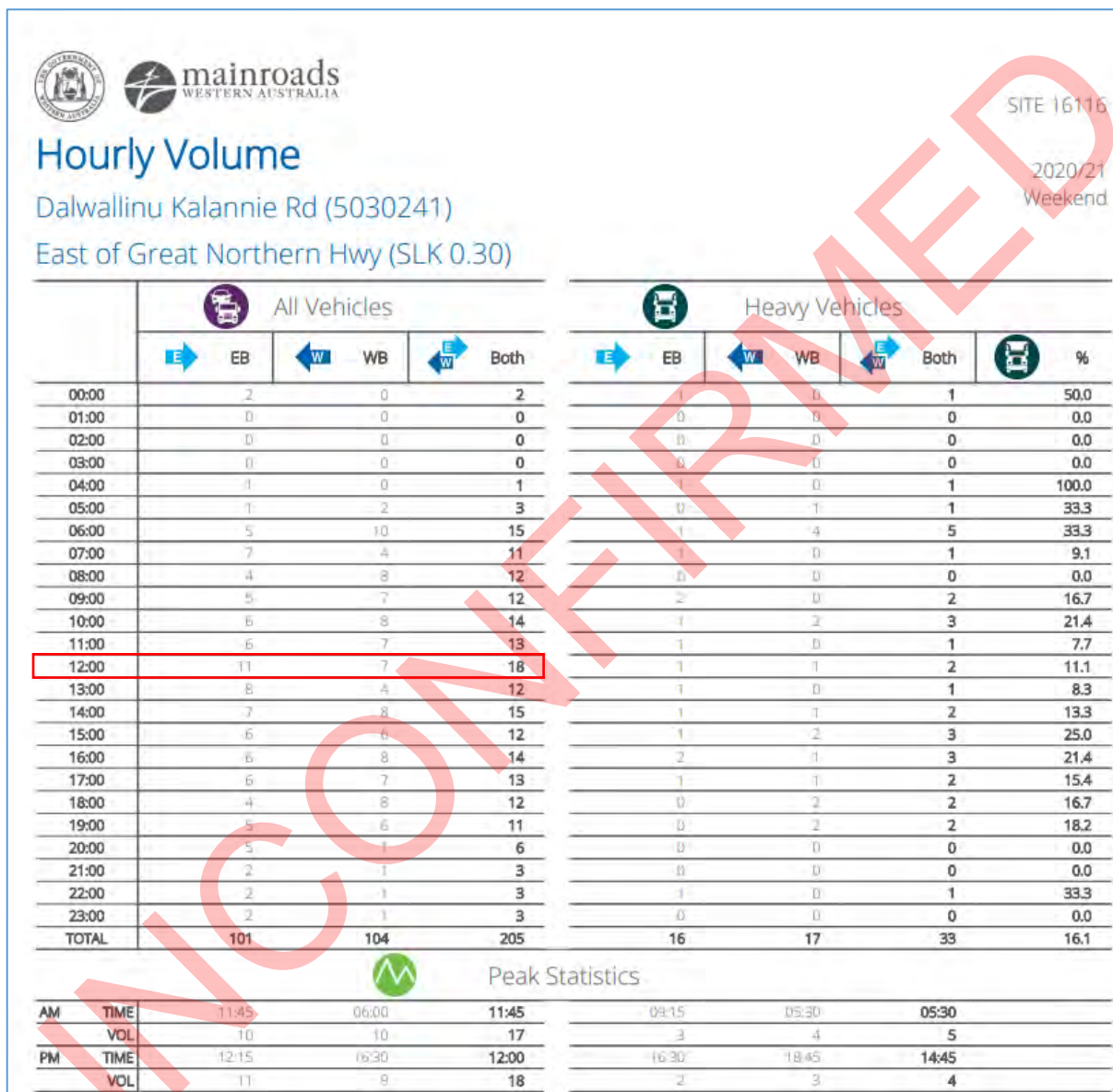


Figure 7: Existing 2020 Traffic Volumes on Dalwallinu Kalannie Road – Weekend

As shown, the existing weekend traffic volumes are very low.

### 3. Traffic Impact Assessment

#### 3.1. Assessment Parameters

The anticipated patronage and hours of operations are summarised in Table 1.

Table 1: Patronage and Hours of Operation

Day	Time of Visit	Max. Visitors	Duration of Stay
Sunday	6 to 7am	50	1 hour
	11:30am to 1pm	150	1.5 hours
	Every 3 <sup>rd</sup> week	450	1.5 hours
Monday	7 to 7:30pm	50	0.5 hours
Wednesday	7 – 8:30pm	150	1.5 hours
Saturday	11:30am to 1:00pm	150	1.5 hours

As shown, the busiest activity occurs on Sunday every 3<sup>rd</sup> week with up to 450 patrons.

#### 3.2. Traffic Generation

Many attendees will attend in groups and as a worst-case scenario, an occupancy of 3 persons per car has been assumed and it is assumed that all 450 attendees will arrive during a single peak hour.

Based on a maximum attendance, the proposed development will generate as worst case scenario 150 vehicle movements during the arrival and departure times.

### 3.3. Traffic Distribution

Based on the location of the site and the layout of the road network, the development traffic is assumed to be distributed as follows:

- 80% north on Strickland Drive which is further split evenly on Leahy Street and Myers Street.
- 20% south on Strickland Drive which is further split 5% west / 15% east on Dalwallinu West Road.

The additional vehicle movements generated by the development have been assigned to the road network based on the assumed distribution. The assignment is shown in Figure 8.

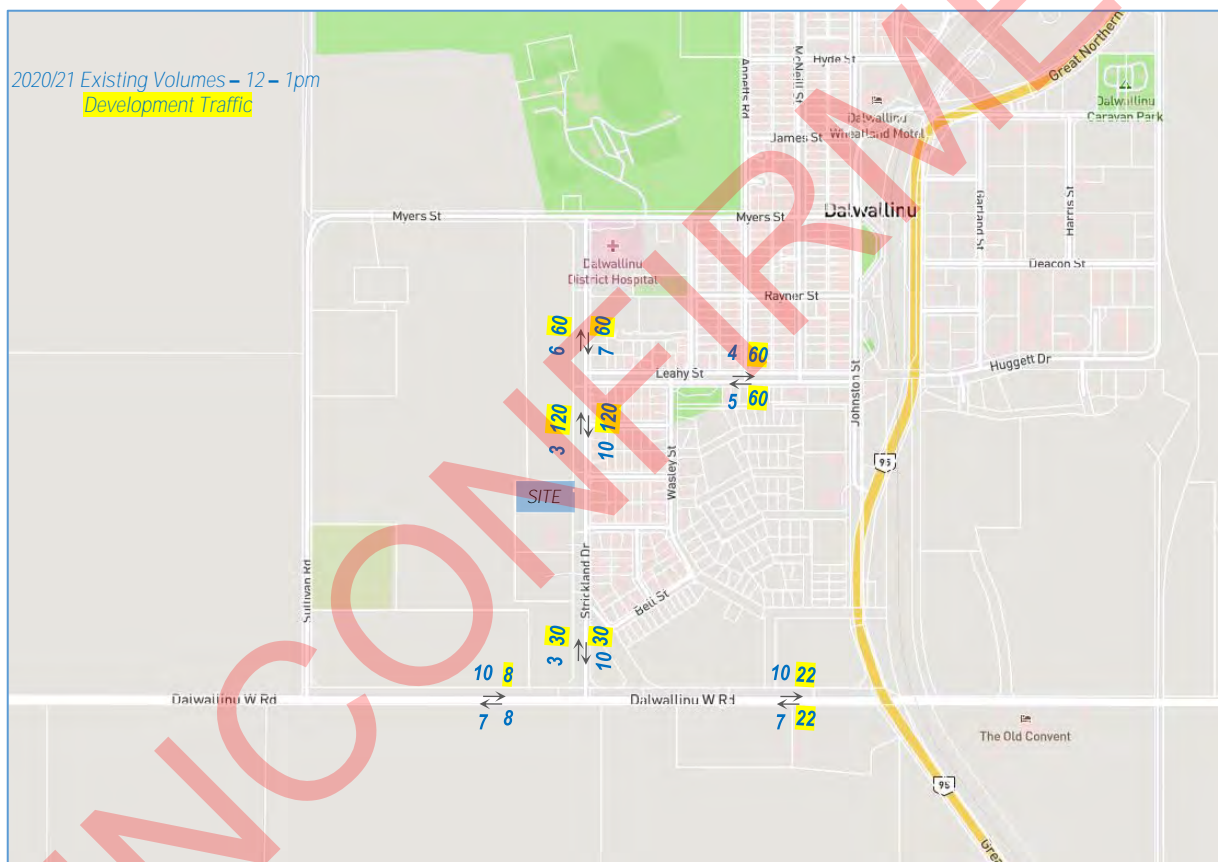


Figure 8: Weekend Peak Hour Volumes

### 3.4. Mid-block Capacity Analysis

The TIA Guidelines refers to Austroads *Guide to Traffic Management* for assessment of the impact of changes in traffic flows on the surrounding road network. The typical mid-block capacities for urban roads according to Austroads *Guide to Traffic Management Part 3: Traffic Studies and Analysis* are detailed in Figure 9.

**Table 5.1: Typical mid-block capacities for urban roads with interrupted flow**

Type of lane	One-way mid-block capacity (pc/h)
<b>Median or inner lane</b>	
Divided road	1000
Undivided road	900
<b>Middle lane (of a 3 lane carriageway)</b>	
Divided road	900
Undivided road	1000
<b>Kerb lane</b>	
Adjacent to parking lane	900
Occasional parked vehicles	600
Clearway conditions	900

Source: Table 5.1 in Austroads (2013).

Figure 9: Austroads Typical Mid-block Capacities for Urban Roads

The typical mid-block lane capacity of the adjacent roads is therefore approximately 900 vehicles per hour (vph) where there is no parking and 600 vph where there are occasional parked vehicles. The resulting mid-block peak hour traffic flows are predicted to remain within capacity for all roads.



### 3.5. Intersection Capacity Analysis

The peak hour operation of the Strickland Drive / Leahy Street intersection has been assessed using SIDRA Intersection 10.0 in accordance with Main Roads WA's *Operational Modelling Guidelines*.

SIDRA is a commonly used intersection modelling tool used by traffic engineers for all types of intersections. Outputs for four standard measures of operational performance can be obtained, being Degree of Saturation (DoS), Average Delay, Queue Length, and Level of Service (LoS).

- Degree of Saturation is a measure of how much physical capacity is being used with reference to the full capability of the particular movement, approach, or overall intersection. A DoS of 1.0 equates to full theoretical capacity although in some instances this level is exceeded in practice. According to Austroads guidelines, the target DoS is 0.9 for signalised intersections, 0.85 for roundabouts and 0.8 for unsignalised intersections.
- Average Delay reports the average delay per vehicle in seconds experienced by all vehicles in a particular lane, approach, or for the intersection as a whole. For severely congested intersections the average delay begins to climb exponentially.
- Queue Length measures the length of approach queues. In this document we have reported queue length in terms of the length of queue at the 95th percentile (the maximum queue length that will not be exceeded for 95 percent of the time). Queue lengths provide a useful indication of the impact of signals on network performance. It also enables the traffic engineer to consider the likely impact of queues blocking back and impacting on upstream intersections and accesses.
- Level of Service is a combined appreciation of queuing incidence and delay time incurred, producing an alphanumeric ranking of A through F. A LoS of A indicates an excellent level of service whereby drivers delay is at a minimum and they clear the intersection at each change of signals or soon after arrival with little if any queuing. Values of B through D are acceptable in normal traffic conditions. Whilst values of E and F are typically considered undesirable, within central business district areas with significant vehicular and pedestrian numbers, corresponding delays/queues are unavoidable and hence, are generally accepted by road users.

The modelled layout is shown in Figure 10.

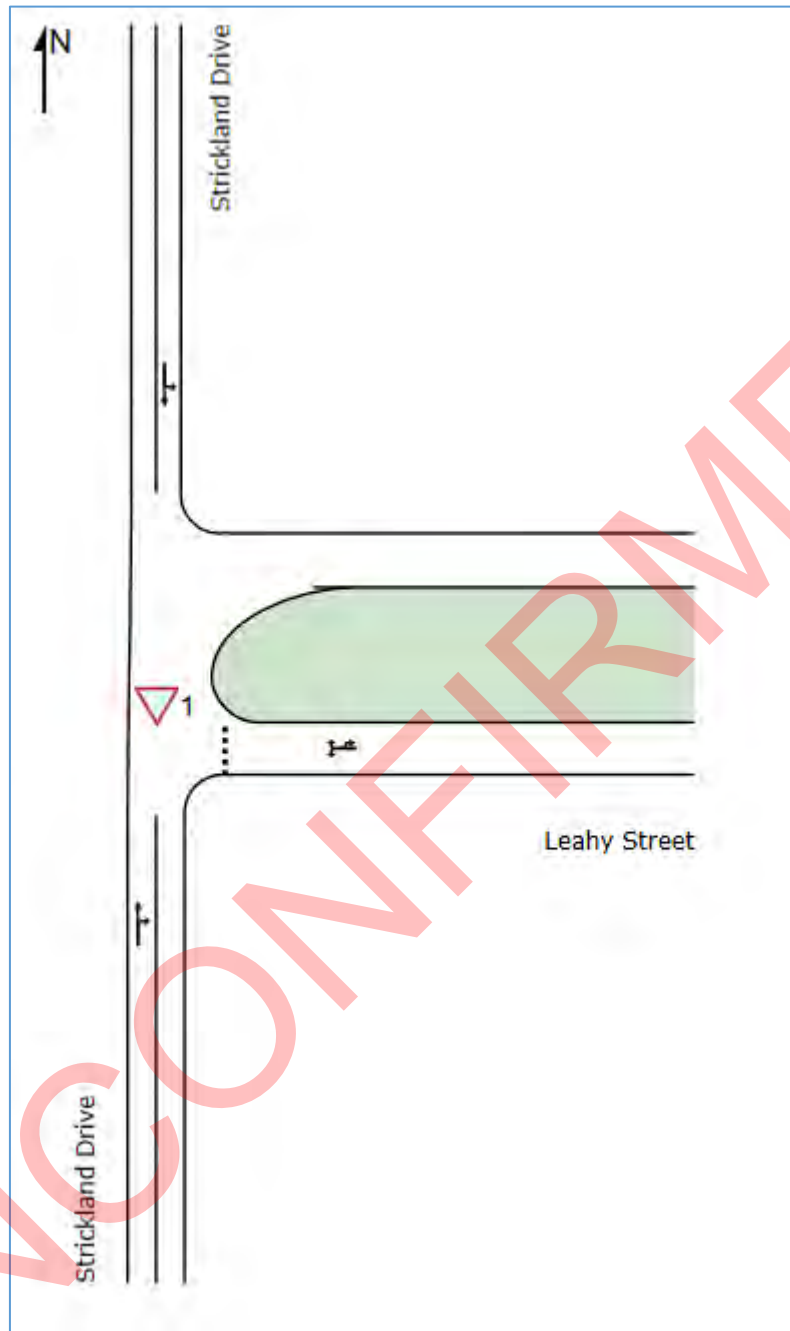


Figure 10: Modelled Road Network

The assessment results are summarised in Table 2 and included in Appendix A.

Table 2: Intersection Capacity Analysis Results – Strickland Drive / Leahy Street Intersection

Scenario	Degree of Saturation	Average Delay	Worst Delay	Maximum Queue	Average Level of Service	Worst Level of Service
Weekday Peak - Existing	0.005	2.6	7.7	0.1	NA	A
Weekday Peak – 450 Patrons - Arrival	0.046	2.9	7.7	1.3	NA	A
Weekday Peak – 450 Patrons - Departure	0.073	2.8	7.8	2.1	NA	A

With the addition of the traffic generated by the development on large events, the Strickland Drive and Leahy Street Intersection remain within capacity during the peak hours. All measures of performance remain well within the acceptable thresholds.



## 4. Parking Assessment and Management

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### 4.1. Parking Requirements

The City's parking requirements are outlined in the City's Local Planning Scheme No. 2 (LPS2). There are no rates for places of worship and the closest applicable land use is considered to be *Community Purpose* which requires 1 bay for every 4 persons whom the building is designed to accommodate.

As advised, the ultimate capacity of the site is 644 patrons. The calculated parking requirements as per the City's LPS2 is 161 parking spaces. The proposed parking provision for the site is 171 parking spaces which includes 4 ACROD parking spaces located adjacent the main building.

Overall, the proposed parking provision for the site complies with the minimum parking requirements outlined under the City's LPS2.

### 4.2. Parking Management

To minimise the impact of traffic and parking on the road network during larger events, the following measures are recommended for consideration:

- Allocate two or three staff members to patrol the site and adjacent areas to ensure there is no major disturbance to traffic flow and to control the movement of vehicles in and out of the site. All patrolling staff are to wear high visibility attire and the appropriate PPE.
- The operator should encourage attendees to carpool where possible to reduce parking demand.
- The operator should advise attendees to be mindful of neighbouring development and to not park informally on verges or to block driveways.
- Incorporate traffic and parking management measures into the event management plan and to monitor and update the measures as required

#### 4.3. Parking Layout

The layout and dimensions of the car bays have been assessed for compliance with AS2890.1 as detailed in Table 3. The car park is considered to be User Class 2 for medium-term parking.

Table 3: AS2890.1 Compliance

Dimension	Requirement	Provided
<i>90-degree parking – Class 2 – Medium-term Parking</i>		
Car Bay Width	2.5m	2.7m
Car Bay Length	5.4m	5.5m
Parking Aisle Width	5.8m	7m

As shown, the proposed bays are compliant with AS2890.1 requirements.

## 5. Access Assessment

### 5.1. Access Arrangement

Vehicle access to the site is proposed via a single crossover on Strickland Drive as shown in Figure 11.

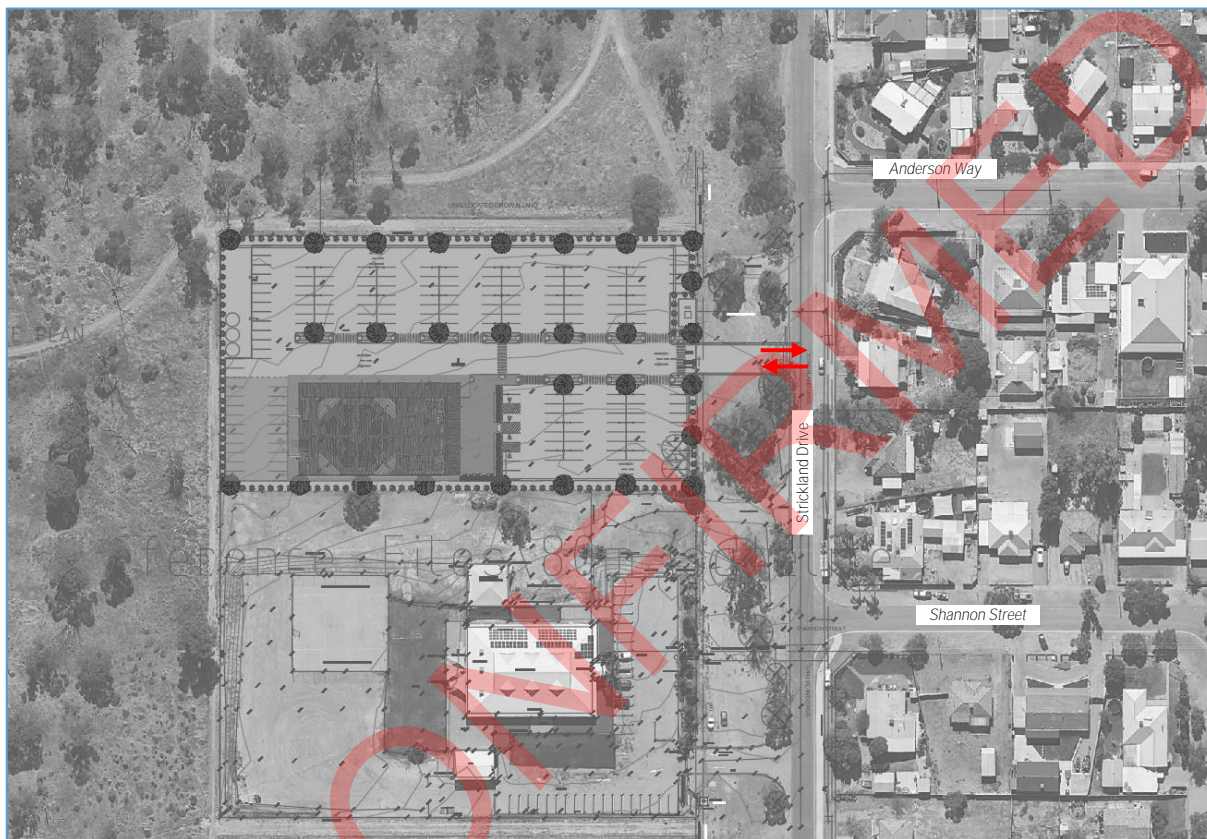


Figure 11: Proposed Access Arrangement



## 5.2. Access Sight Distance

Sight distance requirements from vehicle exit points is defined in Figure 3.2 of Australian Standard AS2890.1:2004

*Parking facilities Part 1: Off-street car parking* as shown in Figure 12.

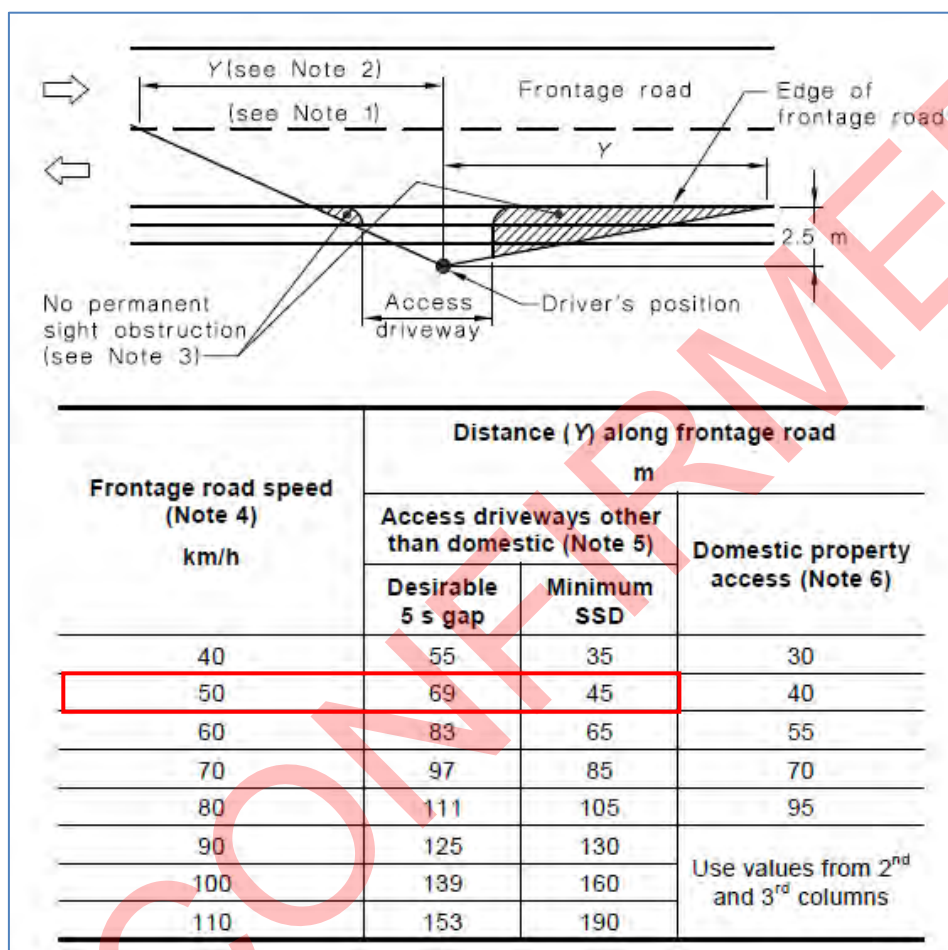


Figure 12: Sight Distance Requirements

Based on the 50km/h speed limit along Strickland Drive, the minimum required sight distance is 45m.

As shown in Figure 13, the minimum sight distance is achieved at the proposed crossover on Strickland Drive.

Vertically, the geometry of the Strickland Drive is relatively flat with no crests that would impede sight distance.

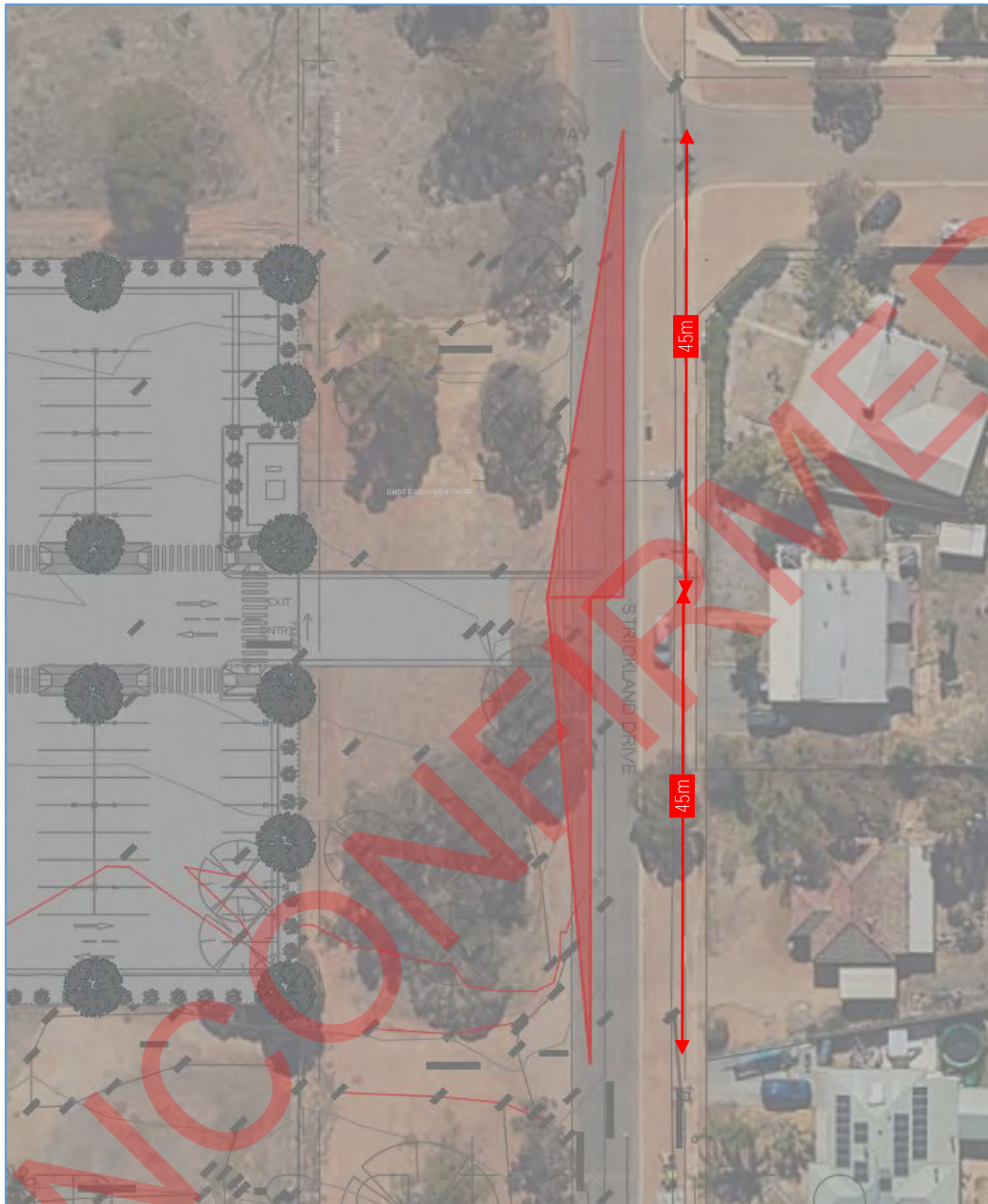


Figure 13: Sight Distance Check

### 5.3. Provision for Service Vehicles

It is understood that waste will be collected from the verge and so there is no requirement to accommodate waste vehicles on the site.

Deliveries to the kitchen and dining hall will be undertaken by light vehicles and vans and so no large service vehicles are expected to access the site on a regular basis.

## 6. Road Safety Assessment

### 6.1. Crash History

The crash history of the adjacent road network was obtained from the MRWA Reporting Centre. A summary of the recorded incidents over the five-year period ending in December 2024 is shown in Figure 14.

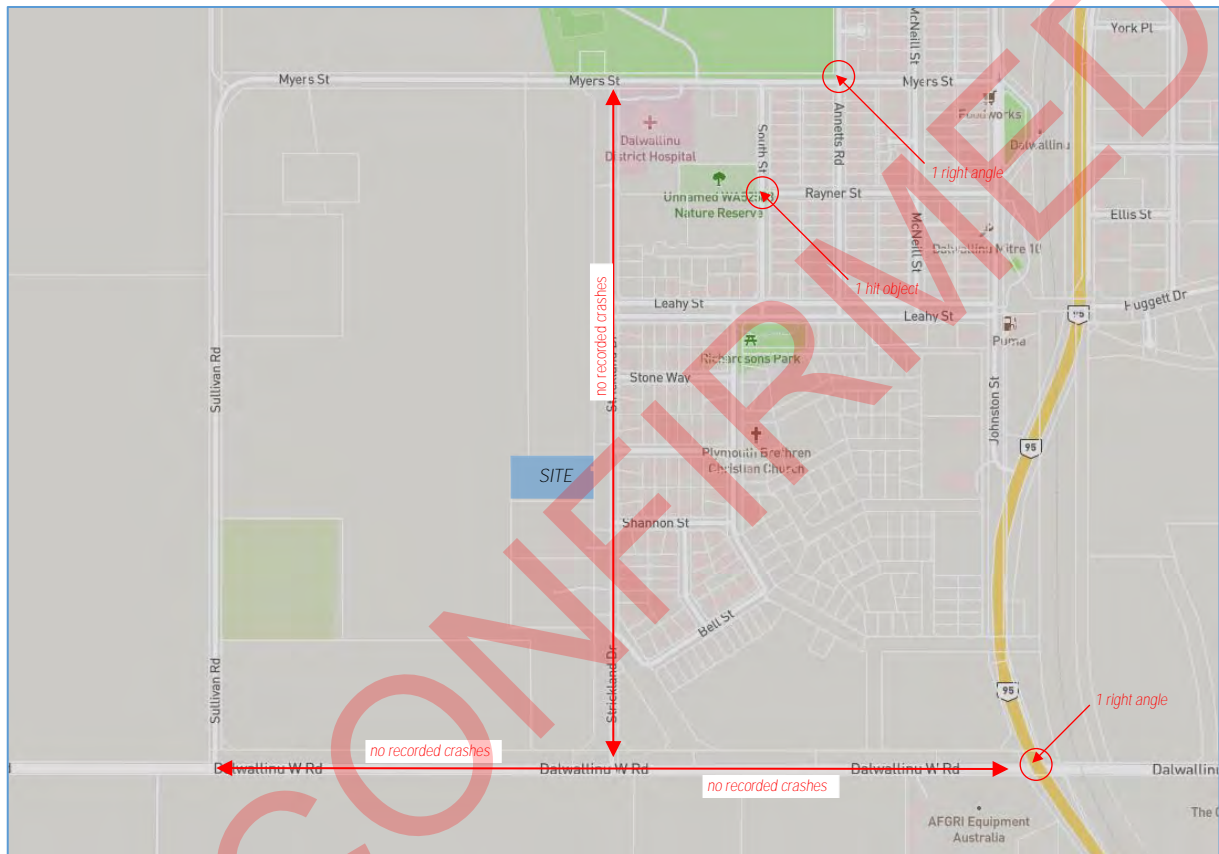


Figure 14: Crash History January 2020 to December 2024

As shown, the crash history on the adjacent road network is low and does not appear to indicate any major safety issue. There is currently no known crash recorded along the full extent of Strickland Drive.

There is no indication that the development itself will increase the risk of crashes unacceptably.



## 7. Public Transport Accessibility

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### 7.1. Existing Services

The only available public transport to and from Dalwallinu is the TransWA N3 Coach Line which travels through Dalwallinu. The N3 travels from East Perth to Geraldton via Northam and Mullewa.

The demand for public transport use is likely to be low based on the land use and the location of the site. On this basis, the provision of additional public transport services to support the development is not warranted.

## 8. Pedestrian and Cyclist Demand and Facilities Assessment

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### 8.1. Analysis of Pedestrian / Cycle Networks

There are currently at least one pedestrian path along the eastern side of Strickland Drive.

Due to the location of the site, the demand for walking and cycling to the site is expected to be relatively low.

### 8.2. Bicycle Parking

The demand for bicycle parking is also likely to be low based on the location of the site. However, it is recommended to include some bicycle parking to encourage any staff or visitors who are able to cycle to and from the site.

## 9. Conclusion

This Transport Impact Assessment for the proposed place of worship in Dalwallinu concluded the following:

- The busiest activity occurs on Sunday every 3<sup>rd</sup> week with up to 450 patrons.
- Many attendees will attend in groups and as a worst-case scenario, an occupancy of 3 persons per car has been assumed and it is assumed that all 450 attendees will arrive during a single peak hour. Based on a maximum attendance, the proposed development will generate as worst case scenario 150 vehicle movements during the arrival and departure times.
- The peak hour operation of the Strickland Drive / Leahy Street intersection has been assessed using SIDRA Intersection 10.0. With the addition of the traffic generated by the development on a large events, The Strickland Drive and Leahy Street Intersection remain within capacity during the peak hours. All measures of performance remain well within the acceptable thresholds.
- As advised, the ultimate capacity of the site is 644 patrons. The calculated parking requirements as per the City's LPS2 is 161 parking spaces. The proposed parking provision for the site is 171 parking spaces which includes 4 ACROD parking spaces located adjacent the main building which complies with the minimum parking requirements outlined under the City's LPS2.
- To minimise the impact of traffic and parking on the road network during larger events, the following measures are recommended for consideration:
  - Allocate two or three staff members to patrol the site and adjacent areas to ensure there is no major disturbance to traffic flow and to control the movement of vehicles in and out of the site. All patrolling staff are to wear high visibility attire and the appropriate PPE.
  - The operator should encourage attendees to carpool where possible to reduce parking demand.
  - The operator should advise attendees to be mindful of neighbouring development and to not park informally on verges or to block driveways.
  - Incorporate traffic and parking management measures into the event management plan and to monitor and update the measures as required
- The proposed bays are compliant with AS2890.1 requirements.
- Vehicle access to the site is proposed via a single crossover on Strickland Drive.
- The minimum sight distance is achieved at the proposed crossover on Strickland Drive.
- It is understood that waste will be collected from the verge and so there is no requirement to accommodate waste vehicles on the site. Deliveries to the kitchen and dining hall will be undertaken by light vehicles and vans and so no large service vehicles are expected to access the site on a regular basis.
- The crash history on the adjacent road network is low and does not appear to indicate any major safety issue. There is currently no known crash recorded along the full extent of Strickland Drive. There is no

indication that the development itself will increase the risk of crashes unacceptably.

- The demand for public transport use is likely to be low based on the land use and the location of the site. On this basis, the provision of additional public transport services to support the development is not warranted.
- There are currently at least one pedestrian path along the eastern side of Strickland Drive. Due to the location of the site, the demand for walking and cycling to the site is expected to be relatively low.
- The demand for bicycle parking is also likely to be low based on the location of the site. However, it is recommended to include some bicycle parking to encourage any staff or visitors who are able to cycle to and from the site.



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## Appendix A – SIDRA Assessment Results

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UNCONFIRMED



## MOVEMENT SUMMARY

▽ Site: [1] Strickland Drive / Leahy Street - Existing (Intersection Capacity Analysis)  
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site  
Site Category: (None)  
Give-Way (Two-Way)  
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [ Total HV ]		Arrival Flows [ Total HV ]		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue [ Veh. Dist ]		Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed
			veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
South: Strickland Drive															
2	T1	All MCs	5	0.0	5	0.0	0.005	0.0	LOS A	0.0	0.1	0.03	0.20	0.03	58.1
3	R2	All MCs	3	0.0	3	0.0	0.005	5.6	LOS A	0.0	0.1	0.03	0.20	0.03	56.8
Approach			8	0.0	8	0.0	0.005	2.1	NA	0.0	0.1	0.03	0.20	0.03	57.6
East: Leahy Street															
4	L2	All MCs	3	0.0	3	0.0	0.004	5.5	LOS A	0.0	0.1	0.04	0.55	0.04	54.3
6	R2	All MCs	2	0.0	2	0.0	0.004	5.6	LOS A	0.0	0.1	0.04	0.55	0.04	52.7
6u	U	All MCs	1	0.0	1	0.0	0.004	7.7	LOS A	0.0	0.1	0.04	0.55	0.04	53.3
Approach			6	0.0	6	0.0	0.004	5.9	LOS A	0.0	0.1	0.04	0.55	0.04	53.7
North: Strickland Drive															
7	L2	All MCs	1	0.0	1	0.0	0.004	5.5	LOS A	0.0	0.0	0.00	0.07	0.00	56.4
8	T1	All MCs	7	0.0	7	0.0	0.004	0.0	LOS A	0.0	0.0	0.00	0.07	0.00	59.4
Approach			8	0.0	8	0.0	0.004	0.7	NA	0.0	0.0	0.00	0.07	0.00	59.1
All Vehicles			23	0.0	23	0.0	0.005	2.6	NA	0.0	0.1	0.02	0.25	0.02	56.9

## MOVEMENT SUMMARY

▽ Site: [1 (2)] Strickland Drive / Leahy Street - Arrival (Intersection Capacity Analysis)  
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site  
Site Category: (None)  
Give-Way (Two-Way)  
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [ Total HV ]		Arrival Flows [ Total HV ]		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue [ Veh. Dist ]		Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed
			veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
South: Strickland Drive															
2	T1	All MCs	5	0.0	5	0.0	0.005	0.1	LOS A	0.0	0.1	0.12	0.21	0.12	57.7
3	R2	All MCs	3	0.0	3	0.0	0.005	5.8	LOS A	0.0	0.1	0.12	0.21	0.12	56.5
Approach			8	0.0	8	0.0	0.005	2.2	NA	0.0	0.1	0.12	0.21	0.12	57.2
East: Leahy Street															
4	L2	All MCs	66	0.0	66	0.0	0.046	5.7	LOS A	0.2	1.3	0.13	0.54	0.13	54.2
6	R2	All MCs	2	0.0	2	0.0	0.046	5.9	LOS A	0.2	1.3	0.13	0.54	0.13	52.6
6u	U	All MCs	1	0.0	1	0.0	0.046	7.7	LOS A	0.2	1.3	0.13	0.54	0.13	53.2
Approach			69	0.0	69	0.0	0.046	5.8	LOS A	0.2	1.3	0.13	0.54	0.13	54.2
North: Strickland Drive															
7	L2	All MCs	1	0.0	1	0.0	0.038	5.5	LOS A	0.0	0.0	0.00	0.01	0.00	57.0
8	T1	All MCs	71	0.0	71	0.0	0.038	0.0	LOS A	0.0	0.0	0.00	0.01	0.00	59.9
Approach			72	0.0	72	0.0	0.038	0.1	NA	0.0	0.0	0.00	0.01	0.00	59.9
All Vehicles			149	0.0	149	0.0	0.046	2.9	NA	0.2	1.3	0.07	0.27	0.07	56.7

## MOVEMENT SUMMARY

△ Site: [1 (3)] Strickland Drive / Leahy Street - Departure (Intersection Capacity Analysis)  
Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Site  
Site Category: (None)  
Give-Way (Two-Way)  
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows [ Total HV ]		Arrival Flows [ Total HV ]		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue [ Veh. Dist ]		Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed
			veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
South: Strickland Drive															
2	T1	All MCs	68	0.0	68	0.0	0.073	0.0	LOS A	0.3	2.1	0.04	0.26	0.04	57.5
3	R2	All MCs	66	0.0	66	0.0	0.073	5.6	LOS A	0.3	2.1	0.04	0.26	0.04	56.4
Approach			135	0.0	135	0.0	0.073	2.8	NA	0.3	2.1	0.04	0.26	0.04	56.9
East: Leahy Street															
4	L2	All MCs	3	0.0	3	0.0	0.005	5.6	LOS A	0.0	0.1	0.06	0.55	0.06	54.2
6	R2	All MCs	2	0.0	2	0.0	0.005	5.9	LOS A	0.0	0.1	0.06	0.55	0.06	52.7
6u	U	All MCs	1	0.0	1	0.0	0.005	7.8	LOS A	0.0	0.1	0.06	0.55	0.06	53.3
Approach			6	0.0	6	0.0	0.005	6.0	LOS A	0.0	0.1	0.06	0.55	0.06	53.6
North: Strickland Drive															
7	L2	All MCs	1	0.0	1	0.0	0.004	5.5	LOS A	0.0	0.0	0.00	0.07	0.00	56.4
8	T1	All MCs	7	0.0	7	0.0	0.004	0.0	LOS A	0.0	0.0	0.00	0.07	0.00	59.4
Approach			8	0.0	8	0.0	0.004	0.7	NA	0.0	0.0	0.00	0.07	0.00	59.1
All Vehicles			149	0.0	149	0.0	0.073	2.8	NA	0.3	2.1	0.04	0.27	0.04	56.9

## 9.2.2 Proposed Partial Road Closure (Wubin)\*

<b>Report date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File ref</b>	LP/16
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Doug Burke, Manager Planning & Development Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting requirements</b>	<b>Absolute Majority</b>
<b>Attachments</b>	Proposed Partial Road Closure

### Purpose of Report

For Council to consider submissions received during the Public Notice period regarding the proposed partial road closure of the Right-of-Way (ROW) located between the Great Northern Highway and Arthur Street, Wubin.

The partial closures are located between the following properties:

- Lots 1-3 Great Northern Highway, Wubin (W Roadhouse P/L)
- Lots 15-16 Great Northern Highway, Wubin (Tier One Energy P/L)
- Lots 18-19 Arthur Street, Wubin (Tier One Energy P/L)
- Lots 98-100 Arthur Street, Wubin (W Roadhouse P/L)

### Background

The Shire recognizes that there are a number of properties in Wubin that are expected to have ongoing issues relating to the onsite treatment of wastewater. It has been identified that a partial road closure of the Right-of-Way located between the Great Northern Highway and Arthur Street, Wubin would provide the opportunity for those properties to engineer a lasting solution to wastewater management.

A resolution (Motion 10416) of the Council at the ordinary meeting held 24 June 2025 was for a Public Notice to be issued inviting submissions regarding the proposed partial road closure.

#### **MOTION 10416**

Moved Cr DS Cream  
Seconded Cr S Dawson

#### **That Council:**

1. Request that the Chief Executive Officer advertise the proposed permanent road closure of those portions of the Right-of-Way located between the following properties:
  - Lots 1-3 Great Northern Highway, Wubin (W Roadhouse P/L)
  - Lots 15-16 Great Northern Highway, Wubin (Tier One Energy P/L)
  - Lots 18-19 Arthur Street, Wubin (Tier One Energy P/L)
  - Lots 98-100 Arthur Street, Wubin (W Roadhouse P/L); and
2. Request the Chief Executive Officer report to Council any submissions at the conclusion of the advertising period.

**CARRIED BY ABSOLUTE MAJORITY 5/0**

**For:** President KL Carter, Deputy SC Carter, Cr DS Cream, Cr S Dawson, Cr MM Harms  
**Against:** Nil



## Consultation

The *Land Administration Regulations 1998* requires that once a motion has been passed by the local government, submissions must be invited from the public by way of Public Notice for a minimum of 35 days. A Public Notice was issued on 7 July 2025 and ended on 12 August 2025. The Public Notice was placed on public notice boards both in Wubin and Dalwallinu and noted on the Shire's official website.

During the submission period, two written submissions were received (refer to attachments) and considered by the Shire's officers.

An unnamed member of the 'Protection of Services Enquiry Team' from Water Corporation advised that:

*'If intention of the closure is to excise the land for other use and/or amalgamate with the adjacent private lots, then WCorp (sic) objects to the proposal'*

As this is actually parallel to the Shire's intentions it is duly noted. However, it is believed that the Water Corporations assets can be effectively sequestered and maintained utilizing an easement over those assets identified as needing protection.

Mr Kris Markotic, managing director at Future Technics (also identified as the owner of the Mobil Wubin Truckstop) has submitted an objection to the proposal citing perceived issues:

**Loss of Access.** *'The proposed closure would sever the only viable link between my properties'*

Officer Comment: It is difficult to envisage how the proposal would negate existing access to the relevant properties.

**Reduction in Utility and Land Value.** *'Access impairment would directly affect site utility, tenant operations, and future subdivision or redevelopment, resulting in diminished land value and potential compensation implications under principles of injurious affection.'*

Officer Comment: The proposal would not impair access to the subject properties and therefore could not in itself lead to 'diminished land value'.

**Absence of Public Benefit Justification.** *'The closure appears administratively motivated without any demonstrated public interest. The foreseeable harm to adjacent landowners outweighs any stated or implied benefit.'*

Officer Comment: The decision to pursue a partial road closure was motivated by recognition that there were issues relating to on-site management of waste-water that could be alleviated by providing direct access to properties currently divided by the right-of-way.

**Inadequate Consultation.** *'No contact was made with directly affected owners. While not strictly unlawful, this undermines the Shire's obligation to act fairly and transparently, especially where statutory discretion under s.58(3) relies on proper consideration of objections.'*

Officer Comment: Senior management have had a number of face-to-face meetings with the recognized stakeholders that would/could be affected by the proposed partial road closure. The proposal was also subject to a public notice period that lasted in excess of the mandatory 35 days. In fact, Mr Markotic has benefitted from this invitation and has himself submitted a response.

**Failure to Reserve Easement or Access Rights.** *'No mention has been made of a retained right of carriageway, easement, or alternative legal mechanism to protect adjoining access. Closure without such provision would render parts of my land inaccessible or non-compliant with basic planning and utility requirements.'*





**Officer Comment:** The proposed partial road closure would not alienate any land from accessing the public roads system and thereby making 'land inaccessible'.

### **Legislative Implications**

#### State

##### *Land Administration Act 1997 Act (LAA)*

Section 58 of the LAA allows that, if a local government considers that a road in its district should be closed permanently, the local government may, in accordance with the regulations, request the Minister to close said road.

#### Local

Nil

### **Policy Implications**

Nil

### **Financial Implications**

It is envisaged that the Shire will be required to furnish a survey plan to accommodate the road closure and potentially the creation of an easement to protect Water Corporation's assets.

### **Strategic Implications**

Nil

### **Site Inspection**

The reporting officer has viewed the immediate area.

### **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**

The proposed partial road closure of the ROW will provide adjacent landowners the opportunity to purchase the closed portions allowing for improved alignment of the property holdings and better waste-water management outcomes.

The proposal has been designed so as not to interfere with other property holders access to the ROW and not complicate existing traffic management.

It is recommended that a request be made to the Minister of Transport for consideration of the proposed partial road closure, as indicated in the attached plan.



## Officer Recommendation/Council Resolution

### **MOTION 10450**

Moved            Cr SC Carter  
Seconded       Cr JL Counsel

That Council direct the Chief Executive Officer to write to the Minister for Transport and request consideration, under s.58(1) of the *Lands Administration Act 1997*, for the proposed partial road closure (as per the attached plan) to be considered.

**CARRIED BY ABSOLUTE MAJORITY 6/0**

**For:**            President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
Cr S Dawson, Cr MM Harms

**Against:**      Nil



## Doug Burke

---

**From:** POS\_ENQUIRIES <POS\_Enquiries@watercorporation.com.au>  
**Sent:** Wednesday, 9 July 2025 10:23 AM  
**To:** Doug Burke  
**Subject:** RE: proposed road closure

Hi Doug

I have received from the operational team in the region and they have provided the below advice.

*If intention of the closure is to restrict public access, then it must have conditions which allows WCorp to maintain uninterrupted access at all times. This includes applying WCorp locks to any installed gates and the land must remain clear of obstructions.*

*If intention of the closure is to excise the land for other use and / or amalgamate with the adjacent private lots, then WCorp objects to the proposal.*

Kind Regards,

**Protection of Services Enquiries Team**

E [POS\\_Enquiries@watercorporation.com.au](mailto:POS_Enquiries@watercorporation.com.au)



[watercorporation.com.au](http://watercorporation.com.au)

.....

---

**From:** Doug Burke <mpds@dalwallinu.wa.gov.au>  
**Sent:** Tuesday, 8 July 2025 11:09 AM  
**To:** pos\_enquiries@watercorp.com.au  
**Subject:** proposed road closure



## Doug Burke

---

**From:** Kris Markotic <kris@futuretechnics.com.au>  
**Sent:** Thursday, 17 July 2025 12:44 PM  
**To:** Megan Pipe; Cr Keith Carter  
**Cc:** Jean Knight; Doug Burke  
**Subject:** RE: OBJECTION TO PROPOSED CLOSURE OF UNNAMED ROAD RESERVE – WUBIN (Council Motion 24 June 2025, Public Notice 4 July 2025)

**Importance:** High

Dear Ms Knight,

**RE: OBJECTION TO PROPOSED CLOSURE OF UNNAMED ROAD RESERVE – WUBIN (Council Motion 24 June 2025, Public Notice 4 July 2025)**

I write to formally object to the proposed closure of the unnamed road reserve in Wubin under *Section 58 of the Land Administration Act 1997 (WA)* and *Regulation 9 of the Land Administration Regulations 1998 (WA)*.

As owner/occupier of both 109–110 Great Northern Highway and 4–6 Arthur Street, this road provides the only direct, practical, and longstanding access route between these adjoining freehold properties. Its closure would materially impede access and servicing, particularly to the rear of the lots, and would significantly diminish both functionality and commercial value.

Although I acknowledge the Shire is not strictly required to notify adjoining landholders under Regulation 9, I note with disappointment that no personal consultation was undertaken in this case—despite the direct and foreseeable impact on land use, access rights, and strategic planning. Given the broader unresolved issues surrounding essential infrastructure in Wubin, including wastewater, I view this lack of engagement as a further erosion of procedural fairness and community trust.

### Grounds of Objection

**1. Loss of Access**

The proposed closure would sever the only viable link between my properties, forcing access via the highway and compromising operational safety, emergency servicing, and long-term land use viability.

**2. Reduction in Utility and Land Value**

Access impairment would directly affect site utility, tenant operations, and future subdivision or redevelopment, resulting in diminished land value and potential compensation implications under principles of injurious affection.

**3. Absence of Public Benefit Justification**

The closure appears administratively motivated without any demonstrated public interest. The foreseeable harm to adjacent landowners outweighs any stated or implied benefit.

**4. Inadequate Consultation**

No contact was made with directly affected owners. While not strictly unlawful, this undermines the Shire's obligation to act fairly and transparently, especially where statutory discretion under s.58(3) relies on proper consideration of objections.

**5. Failure to Reserve Easement or Access Rights**

No mention has been made of a retained right of carriageway, easement, or alternative legal mechanism



to protect adjoining access. Closure without such provision would render parts of my land inaccessible or non-compliant with basic planning and utility requirements.

## Legal Considerations

As established in *Minister for Aboriginal Affairs v Peko-Wallsend Ltd* (1986) 162 CLR 24, a decision-maker must consider all relevant matters before exercising discretion. The High Court held that failure to do so may render a decision ultra vires and open to judicial review. This principle applies to local government under the LAA s.58(3) when considering objections.

Additionally, *Strickland v Minister for Lands for Western Australia* [1998] FCA 868 confirms that objections must be substantively assessed before a closure request can lawfully proceed. I formally request that my objection be brought to the attention of Council and properly minuted prior to any referral to the Minister.

I reserve all rights in relation to this matter, including the right to seek injunctive relief, judicial review, or compensation if the closure results in loss or landlocking. Any failure to consider this objection in accordance with the statutory scheme and applicable administrative law may also be referred to relevant oversight bodies.

## Requested Actions

- Please confirm receipt of this objection.
- Confirm that it will be tabled for Council consideration prior to any closure resolution or submission to the Minister.
- Provide details of any proposed easement or lawful access preservation mechanism.
- Notify me of the outcome and timeline for any next steps in this matter.

Kind Regards,

Kris Markotic | M +61 404 277 821  
Managing Director at FutureTechnics

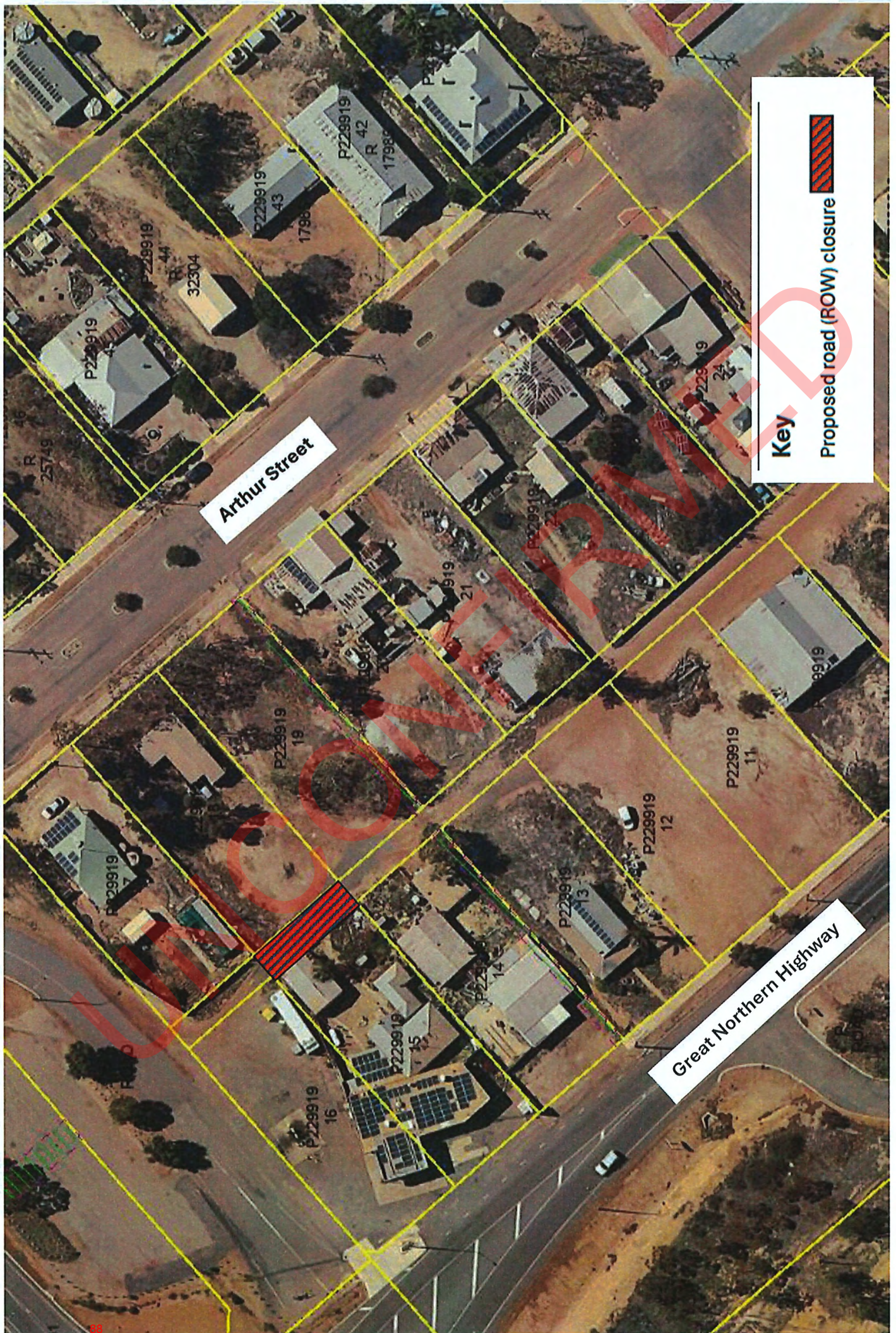
**Mobil**

*Wubin Truckstop*

108 Great Northern Highway, Wubin WA 6612

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Key

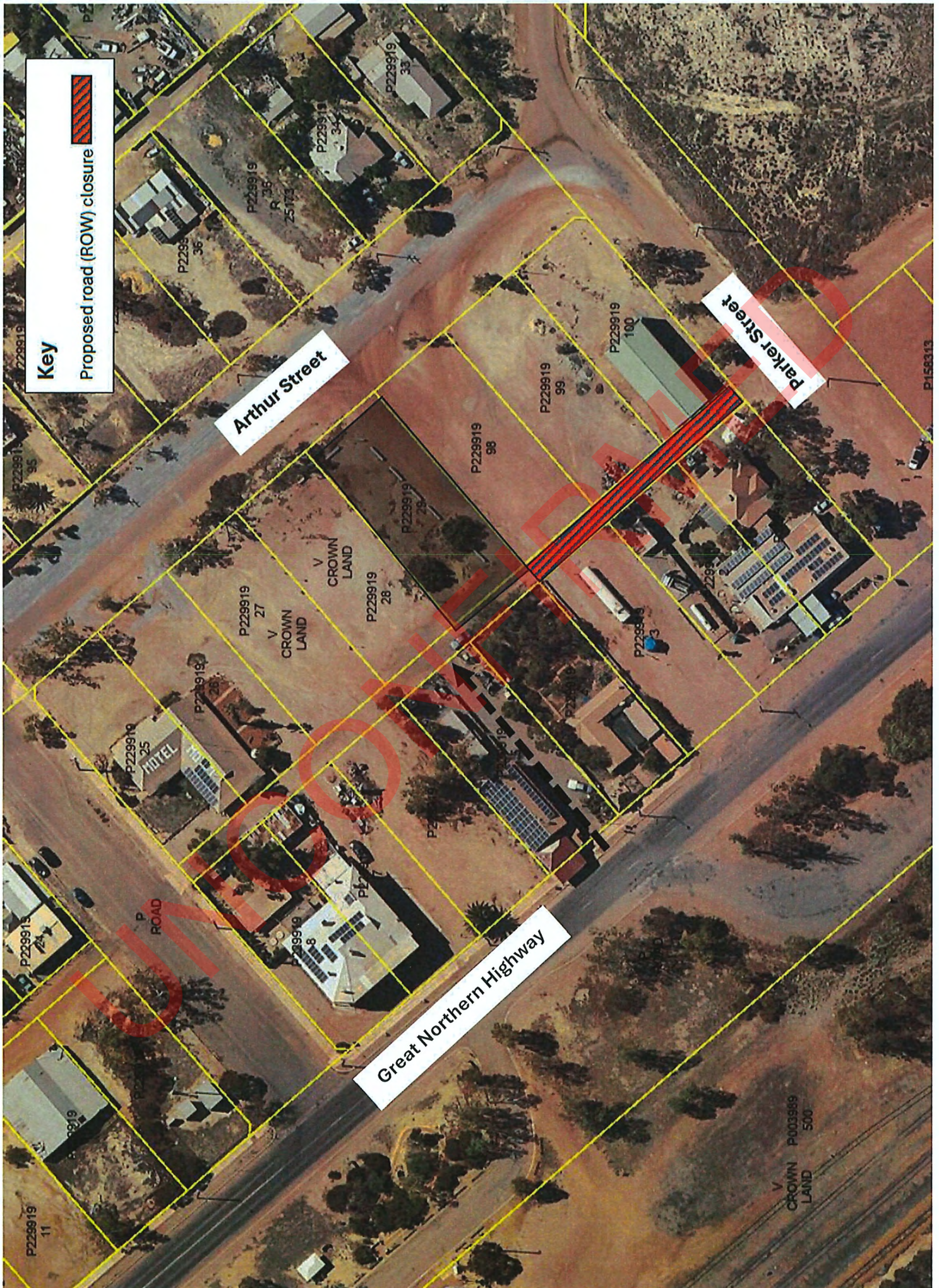


Proposed road (ROW) closure

Arthur Street

Great Northern Highway







### 9.2.3 Proposed Planning Scheme Amendment No.9\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	A6515
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Doug Burke, Manager Planning & Development Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Proposal for amendment to the local planning scheme

#### Purpose of Report

To consider the proposal for amending the *Shire of Dalwallinu Planning Scheme No. 2* by way of rezoning the subject properties from 'Local Scheme Reserve' to 'Townsite R 10'.

#### Background

Subject Properties:	Lots 12, 13, and 14 McConnell Street, Pithara
Land Use Zoning:	Lot 12 (Recreation) Lot 13 (Public Purpose) & Lot 14 (Public Purpose)
Property Owner:	Ashok Theodore
Applicant:	Altus Planning
Consent Authority:	Western Australia Planning Commission

It is proposed to rezone the subject properties from that of Local Scheme Reserves to that of Townsite R10 to provide for a homogenous fit for the majority of the town block situated between Roach Street and Crampton Street, Pithara.

The following resolution was made at the Ordinary Meeting of Council held 25 March 2025.

#### **MOTION 10369**

Moved Cr SC Carter  
Seconded Cr S Dawson

#### *That Council:*

- 1. Adopt the proposed amendment (Amendment No 9) to the Shire of Dalwallinu Town Planning Scheme No 2 for the purpose of reclassifying:*
  - Lots 12, 13 & 14 McConnell Street, Pithara as depicted on the Scheme Amendment map.*
- 2. Request the Chief Executive Officer to prepare a Notice of the proposed amendment and advertise said Notice in compliance with regulation 47 of the Planning and Development (Local Planning Schemes) Regulations 2015.*
- 3. Determine that the amendment is standard under Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):*
  - (a) the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;*
  - (b) the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and*
  - (c) the amendment is not a complex or basic amendment.*





4. *Determine that the proposed amendment need not be referred to the EPA under Section 81 of the Planning & Development Act 2005 due to being deemed exempt under Section 33(c) of the Environmental Protection Regulations 1987;*

*‘an amendment to zone land (except land zoned environmental conservation) if the zoning allows the land to be used for a purpose that involves carrying out development within the existing building envelope and is not a light industry, general industry, industrial development or strategic industry purpose’.*

**CARRIED 6/0**

### **Consultation**

The proposed amendment was advertised in accordance with r.47(3) of the *Planning & Development (Local Planning Scheme) Regulations 2015* for a period in excess of 42 days. Public Notice of the proposal was signposted on the subject properties as well as displayed on public notice boards and the Shire’s official website.

Nil submissions were received during the allotted period.

### **Legislative Implications**

#### State

*Planning & Development Act 2005*

*Planning & Development (Local Planning Schemes) Regulation 2015*

*Shire of Dalwallinu Town Planning Scheme No. 2*

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **General Function Implications**

Nil

### **Strategic Implications**

Nil

### **Site Inspection**

Site inspection undertaken by 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.





*Street view of Lots, 12, 13, & 14 McConnell Street, Pithara (Google Maps)*

#### **Officer Comment**

The proposed amendment has been determined as being a 'standard' amendment for the following reasons as it is:

- (a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (b) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (c) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- (d) not a complex or basic amendment.

In consideration of a standard amendment to the Scheme, Council must resolve to:

- (a) proceed to adopt the proposed amendment to the local planning scheme without modification;  
or
- (b) proceed to adopt the proposed amendment to the local planning scheme with modifications;  
or
- (c) not proceed to adopt the proposed amendment to the local planning scheme.

If Council resolves to adopt the proposed amendment to the Scheme, the amendment must be referred to the Environmental Protection Authority (EPA) and before undertaking to advertise the proposed amendment, unless otherwise exempt under the regulations.

It has been determined that the proposed amendment need not be referred to the EPA under Section 81 of the *Planning & Development Act 2005* due to being deemed exempt under regulation 33(c) of the *Environmental Protection Regulations 1987*:



*‘an amendment to zone land (except land zoned environmental conservation) if the zoning allows the land to be used for a purpose that involves carrying out development within the existing building envelope and is not a light industry, general industry, industrial development or strategic industry purpose’.*

#### **Officer Recommendation/Council Resolution**

##### **MOTION 10451**

Moved                Cr DS Cream  
Seconded           Cr MM Harms

That Council resolve:

1. Pursuant to Section 75 of the *Planning and Development Act 2005* and *Part 5 of the Planning and Development (Local Planning Scheme) Regulations 2015*, support Amendment No 9 to the Shire of Dalwallinu Local Planning Scheme No2, to:  
Amend the scheme map to rezone the following property from ‘Reserve –Public Purpose/Recreation’ to ‘Townsite’:
  - Lots 12, 13 & 14 McConnell Street, Pithara as depicted on the Scheme Amendment map.
2. Authorise the Shire President and Chief Executive Officer to sign and affix the Common Seal to the documents associated with Amendment No 9 to the *Shire of Dalwallinu Local Planning Scheme No2*;
3. Determine that the amendment is standard under Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):
  - (a) the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
  - (b) the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
  - (c) the amendment is not a complex or basic amendment.
4. Pursuant to Part 5 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, forward Amendment No 9 and Council’s decision to the Western Australian Planning Commission for consideration.

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms

**Against:** Nil







# **Proposed Scheme Amendment to Shire of Dalwallinu Local Planning Scheme No. 2 – Standard Amendment to ‘Recreation’ Reserve and ‘Public Purposes’ Reserve**

**Lot 12 (No. 8), Lot 13 (No. 10) and Lot 14 (No. 12),  
McConnel Street, Pithara**

February 2025

## Planning and Development Act 2005

### RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

#### *Shire of Dalwallinu Local Planning Scheme N° 2 Amendment N° 9*

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

Rezoning Lots 12, 13 & 14 McConnell Street, Pithara from 'Recreation' and 'Public Purposes' reserves to 'Townsite' zone on the Local Planning Scheme Map 9.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- (a) the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (b) the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- (c) the amendment is not a complex or basic amendment.

Dated this 19 day of May 2025

  
\_\_\_\_\_  
(Chief Executive Officer)

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**Prepared for:**

Ashok Theodore

**Prepared by:**

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**Document Version Control**

Ver.	Date	Description	Author	Approved
1	03/02/2025	Initial draft for client review	JA/JW	JA
2	04/02/2025	Preliminary lodgement version	JA/JW	JA
3	11/02/2025	Lodgement version	JA/JW	JA



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## 1.0 Introduction

This submission has been prepared by Altus Planning on behalf of Ashok Theodore (**Applicant**) to provide justification for a proposed amendment (**proposal**) to the Shire of Dalwallinu (**Shire**) Local Planning Scheme No. 2 (**LPS2**) for the current 'Recreation' reserve at Lot 12 (No. 8), and 'Public Purposes' reserve at Lot 13 (No. 10) and Lot 14 (No. 12) McConnell Street, Pithara (**subject site** or **site**).

Having regard to the relevant planning framework, the proposal seeks to make amendment to existing 'Recreation' and 'Public Purposes' reserves on the listed lots, to be rezoned to 'Townsite' under the LPS2.

The proposal intends to rezone the three (3) lots to allow for future development on the subject site, similar to other lots on McConnell Street and within the surrounding locality. Specifically, the future land uses contemplated are:

- Single House – 'D', discretionary use, whereby Shire can approve the proposal once discretion have been made.
- Storage – Normally, a storage shed associated with an existing dwelling for personal use is considered to fall under the umbrella of 'Single House', however, in this instance the proposed shed does not have an associated land use (no house on site) within its lot boundary. Therefore, the closest land use applicable will be 'Storage', which is an 'A', advertised use. The proposal will need to be advertised to public and can then be approved once discretion has been considered.

The current intention is to principally rezone the lots for residential development on the subject site, however, the current reservations on the land do not allow for such development.

Preliminary research has determined that rezoning from 'Recreation' to 'Townsite', and from 'Public Purpose' to 'Townsite' has similarly occurred on other land within the Shire under the *Original Town Planning Scheme Gazetta* in LPS2 dated 6 February 2014.

Prior to submitting this Scheme Amendment request, the Applicant had discussions with the Shire. These communications reflect that the Shire does not object the amendment and in fact, encourages the rezoning of the subject lots so that they can

be developed for the intended use, and furthermore, the original reservation requirements are redundant.

## 1.1 Site Details



Figure 1: Location Map. (Aerial Source: PlanWA)

The subject site is located within the locality of Pithara, approximately 100m west of Pithara Train Station. Known for its local farming community and the C.B.H wheat handling facility, the town offers a mixture of services and heritage amenity for residents.

Each lot within the subject site measures approximately 1,000m and are uniquely reserved 'Recreation' or 'Public Purposes', with no history of use or any other development in the past. The subject land abuts Great Northern Highway, Crampton Street and Roach Street, with direct access to the subject sites via McConnell Street.

To the north of the subject site, there is additional housing, predominantly zoned as 'Townsite' lots under the LPS2. Historically, this mining town has remained primarily unchanged, with minimal housing development and/or other development in the last 10 years.

The respective lots of the site are in freehold ownership. Notwithstanding they were previously allocated Crown Land, they were never vested to the Shire. Once sold off by



the Crown, the lots retained their 'Recreation' or 'Public Purposes' reservations. A scheme amendment for these listed reserves to a 'Townsite' zone is therefore required to allow for future development opportunity on site given they are in private ownership.

## 1.2 Proponent and Land Ownership

The 3 lots were acquired by Ashok Neville Theodore in September 2024, the registered proprietor as per the Certificate of Title's provided at **Attachment 1**. The landowner is also the Applicant for this proposal.

## 2.0 Strategic and Statutory Framework

### 2.1 State Planning Context

#### 2.1.1 State Planning Policies

#### **State Planning Policy 2.5 – Rural Planning**

The subject site is in the Wheatbelt region but having regard to the lot sizes which are located within the Pithara townsite, the requirements of State Planning Policy 2.5 – Rural Planning (**SPP2.5**) may have limited application.

Nevertheless, in the event of zoning proposals or amendments to local planning schemes, section 6.4 (Zoning proposals affecting rural land) in SPP2.5 recognizes that in rural areas, planning decision makers should consider:

- (a) the suitability of the site to be developed for the proposed use;*
- (b) the siting of the zone/land use in the context of surrounding zones/land uses (existing and proposed);*
- (c) the capacity of the site to accommodate the proposed zone/land use and associated impacts.*

This rezoning proposal is consistent with all the above objectives. This policy cohesively applies to the subject site in determining the efficacy of 'Townsite' zoning in the Pithara locality.

### **State Planning Policy 5.4 – Road and Rail Noise**

The subject site is mapped within the State Planning Policy 5.4 – Road and Rail Noise (SPP5.4).

Specifically, the site is impacted by 'Strategic freight or major traffic route trigger' arising from Great Northern Highway and Pithara Train Station. Figure 2 expresses the SPP 5.4 catchment zone in the Pithara locality (only No. 8 McConnell Street is referenced in the image).

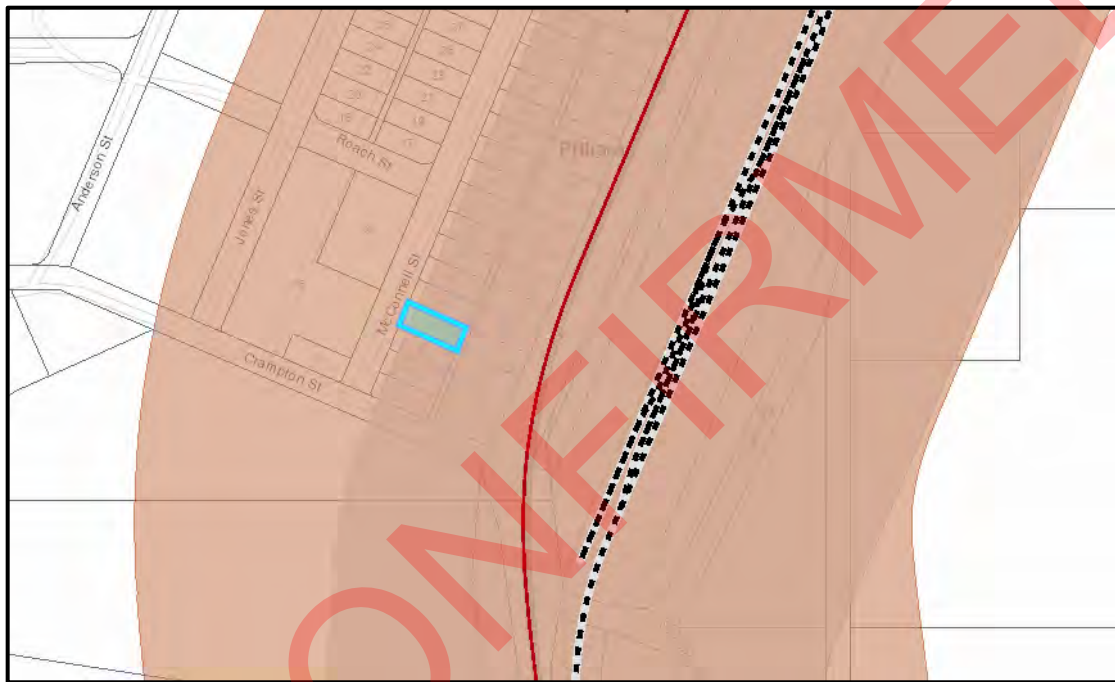


Figure 2. SPP 5.4 - Road and Rail Noise Path (Source: Plan WA, 2025).

Given that resultant development on the land is intended to be a noise sensitive (i.e. dwellings), the policy has application.

It should be noted that most of the existing Pithara townsite is also affected by the policy. Importantly, under Section 6, Policy Measures, SPP5.4 states:

*The policy applies a performance-based approach to the management and mitigation of transport noise. The policy measures and resultant noise mitigation will be influenced by the function of the transport corridor and the type and intensity of the land-use proposed. Where there is risk of future land-use conflict in close proximity to strategic freight routes, a precautionary approach should be applied.*

*Planning should also consider other broader planning policies. This is to ensure a balanced approach takes into consideration reasonable and practical considerations. Refer to the guidelines for more information.*

Having regard to the remote location of the townsite which has seen little to no development in recent decades, a reasonable and practical approach would be the consideration of the application of acoustic packages, as recommended by the related guidelines, at development stage.

## 2.2 Local Planning Context

### 2.2.1 Local Planning Scheme

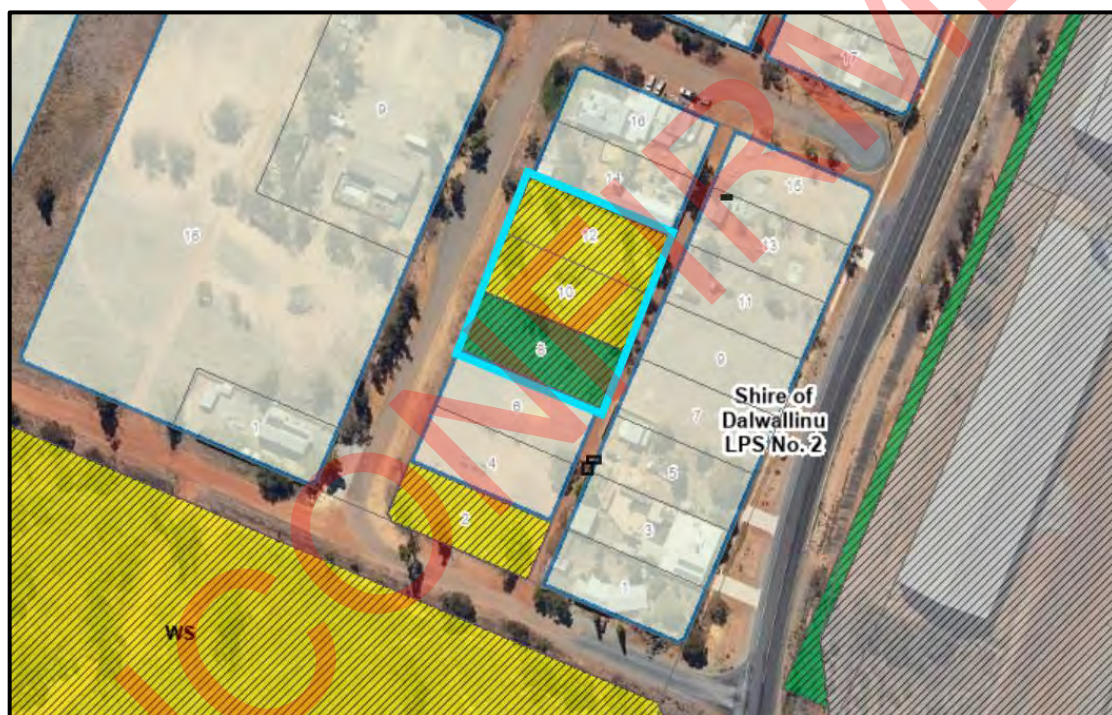


Figure 3: Subject site zoning under the Shire of Dalwallinu Local Planning Scheme No. 2 (Source: PlanWA).

Lot 12 (No. 8) is a 'Recreation' reserve, and Lot 13 (No. 10) and Lot 14 (No. 12) are 'Public Purposes' reserves reserve, pursuant to the Shire's Local Planning Scheme No. 2 (**LPS2** or **Scheme**).

Through this proposal, the Applicant intends to rezone the subject land to 'Townsite' zone for all 3 lots.

The objectives for 'Townsite' zone as set out in Clause 4.2.4 of LPS2 is as follows:



*4.2.4.1 To maintain a rural town atmosphere and lifestyle choice.*

*4.2.4.2 To provide for a degree of flexibility of uses allowed within the zone whilst maintaining an appropriate level of residential amenity.*

*4.2.4.3 To allow a variety of uses necessary to service the normal functions of a rural townsite.*

*4.2.4.4 To provide for a mix of residential development and a range of commercial, light industrial and other uses considered appropriate in rural towns.*

The proposal adheres to these objectives by removing these reservations which the Shire, through the sale of the land, has determined are no longer required for their original proposal, into a regular townsite lots which can then be developed in accordance with the objectives of the zone.

### *2.2.2 Local Planning Policies*

The subject site is not located within a structure plan or any other defined planning policy area.

### *2.2.3 Local Planning Strategies*

#### **Shire of Dalwallinu Local Planning Strategy**

One of the objectives of the Shire's Local Planning Strategy states that it is "a document which explains/justifies the strategic direction for growth and development to all stakeholders". Within non-rural areas of the Shire, the emphasis of the Strategy is in respect to the Dalwallinu townsite. In fact, the only reference to the Pithara townsite is under Section 9 – Other Townsites and Settlement where it states that "The Council will support development in Buntine and Pithara where this does not create a demand for additional infrastructure and services."

Section 9 goes on further to say, the main objectives are:

- *To ensure that any major development in a townsite or settlement is carried out in accordance with a Structure Plan as approved by the Council.*
- *To avoid any additional development in undeveloped townsites that may stretch the Council's servicing resources.*
- *Maximise water harvesting from Council's drainage systems.*

In this instance, the subject lots already exist within the townsite and are accessed via a constructed road (sealed and Kerbed), there is access to power (above ground power on McConnell Street) and a reticulated water supply (via the rear laneway). This is

evident in the figure on the following page. Accordingly, development of lots should not create an adverse impact on the existing and available infrastructure.



Figure 4. Water supply in subject area (Source: Water Corporation 2025).

### 3.0 Amendment Proposal and Type

#### 2.1 Amendment Specifications / Type (Basic / Standard / Complex)

Pursuant to the provisions of Part 5 clause 34 of the Planning and Development (Local Planning Schemes) Regulations 2015, the proposed amendment is considered a 'standard' amendment.

Having considered the amendment is applicable for standard amendment, the following definitions are relevant to the proposal:

- (a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;

...

- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
- (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
- (g) any other amendment that is not a complex or basic amendment.*

We are of the view that the proposal is consistent with the above and is otherwise not a basic or complex amendment.

## **2.2 Rationale for Amendment**

Having regard to the relevant planning framework, the proposed 'Townsite' zoning of the subject site will consolidate the existing Townsite which currently surrounds the land. Therefore, the development of dwellings and storage on the subject site does not conflict but rather, is consistent with, the surrounding development which currently exists and is contemplated into the future. There has been no previous development on each of the lots to date, and the nature of the physical environment is suitable for future residential development.

## **2.3 Future Development Proposal (Land Use Scoping Statement)**

### *2.3.1 Scale and Intensity of Use*

The principal intent of rezoning the subject site is for the landowner to construct housing and storage. As noted above, this is a matter to be dealt with at development stage.

Given the regular shape of each lot, the flat topography and the generous land area (1,012m<sup>2</sup> each), there should be no difficulty with future residential development that complements adjacent properties and the surrounding area in the Pithara townsite.

### *2.3.2 Streetscape*

As above, consideration has been given to the existing streetscape within the immediate area of the subject site, including McConnell Street and the immediate locality.

Given the lack of development of site to date, the land has the appearance of vacant residential lots. Accordingly, there should not be an adverse impact on the streetscape.



### 2.3.3 Prevailing Amenity

Regarding the location and context of the site, it can be considered that any future amenity impacts are likely to be negligible and capable of being managed.

From a planning perspective, the proposal is a subtle adjustment to remove reserves that are not required and have never been developed, and for this reason, the amendment to the scheme is not considered to be controversial in any way.

## 4.0 Conclusion

The Applicant is seeking a scheme amendment to the Shire of Dalwallinu LPS2 existing 'Recreation' reserve at Lot 12 (No. 8), and 'Public Purposes' reserve at Lot 13 (No. 10) and Lot 14 (No. 12) McConnel Street, Pithara. The Applicant proposed the new zone as 'Townsite' for future dwelling and storage development appropriate to the locality.

For the reasons outlined in this Report, our view is that the proposed zoning amendment is suitable for the site and is consistent with the local planning framework.

Altus Planning



## Attachment 1 – Certificate of Titles

UNCONFIRMED



## AUSTRALIA

TITLE NUMBER

Volume

Folio

4047

956

# RECORD OF CERTIFICATE OF TITLE

## UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

[illegible]



## AUSTRALIA

TITLE NUMBER

Volume

Folio

4047

955

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BGRoberts  
REGISTRAR OF TITLES

**LAND DESCRIPTION:**[illegible]



## AUSTRALIA

TITLE NUMBER

Volume

Folio

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954

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BGRoberts  
REGISTRAR OF TITLES

**LAND DESCRIPTION:**[illegible]



# Existing Zoning

## Legend

- Cadastre
- Local Planning Scheme Boundary
- Local Planning Scheme Zones and Reserves**
  - Public purposes
  - Railway
  - Recreation
  - Townsite



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## Notes

0.1 0 0.05 0.1 Kilometers

Date produced: 21-May-2025

This map is a user generated static output from PlanWA (a public interactive mapping tool provided by the Department of Planning, Lands and Heritage and accessed via [wa.gov.au](http://wa.gov.au)) and is for reference only.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

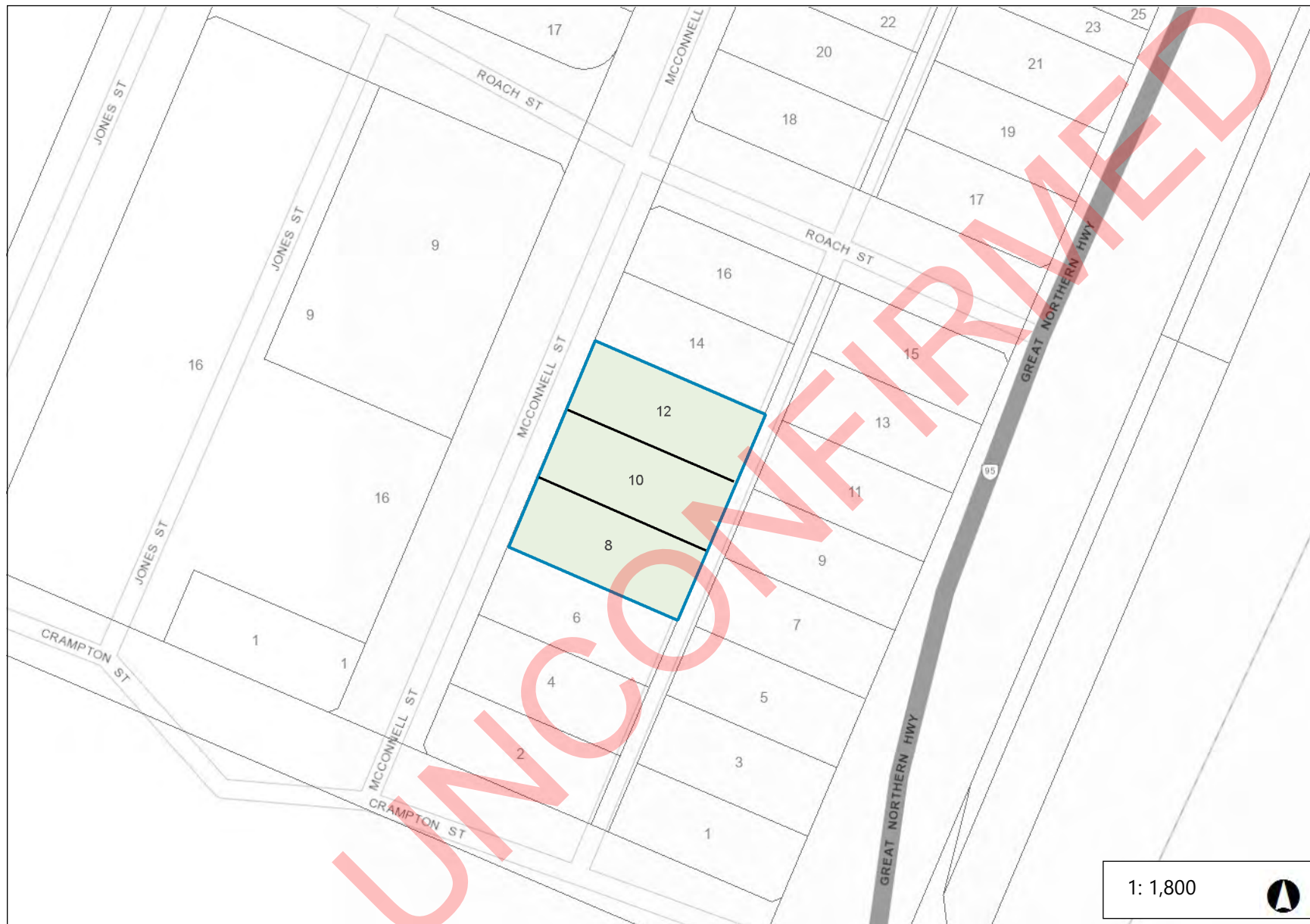


# Proposed Zoning

## Legend

Cadastre

Townsite



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## Notes

0.1 0 0.05 0.1 Kilometers

Date produced: 21-May-2025

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



### 9.3 CORPORATE SERVICES

#### 9.3.1 Accounts for Payment for July 2025\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	FM/9 Financial Reporting
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Christie Andrews, Finance Officer
<b>Supervised by</b>	Hanna Jolly, Manager Corporate Services
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	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 July 2025 from the Municipal Account, to the sum of \$593,308.42 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 \$938,905.35. There were no payments from the Trust Account. Total payments from all accounts being \$938,905.35 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.

### 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 10452**

Moved Cr SC Carter  
Seconded Cr JL Counsel

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 July 2025 under Chief Executive Officer's delegated authority is endorsed in respect to the following bank accounts:

Municipal Fund Account totalling \$938,905.35 consisting of:

EFT Payments (EFT17268-EFT17371)	\$593,308.42
Wex Australia EFT17271	\$3,092.82
EFT Payments (Payroll)	\$204,149.30
Direct Debit – Credit Card (DD18393.1)	\$12,827.43
Direct Debit – Superannuation (DD18357.1, DD18380.1 & DD18392.1)	\$40,582.84
Direct Debit – Payments to Department of Transport	\$77,838.95
Bank Fees	\$641.19
Loans 157, 159 & 160 Guarantee Fee	\$9,557.22

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
Cr S Dawson, Cr MM Harms

**Against:** Nil



**EFT PAYMENTS FOR THE MONTH OF JULY 2025**

Chq/EFT	Date	Name	Description	Amount
EFT17267	08/07/2025	IT VISION	Subscription	53,042.54
EFT17268	10/07/2025	KEITH LESLIE CARTER	Member attendance & travel	2,137.45
EFT17269	10/07/2025	Wheatbelt Vet Services Pty Ltd	Animal Control	201.20
EFT17270	10/07/2025	WATER CORPORATION	Water usage and service charges	3,947.41
EFT17271	10/07/2025	Wex Australia Pty Ltd	Fuel	3,092.82
EFT17272	10/07/2025	AUSTRALIA POST - SHIRE	Postage	120.48
EFT17273	10/07/2025	BOC LIMITED	Container rental	38.74
EFT17274	10/07/2025	DALLY AG SUPPLIES	Satellite TV package	599.00
EFT17275	10/07/2025	TELSTRA	Phone services and usage	276.16
EFT17276	10/07/2025	OFFICEWORKS	Office supplies	1,533.00
EFT17277	10/07/2025	SYNERGY	Electricity Usage	6,737.04
EFT17278	10/07/2025	Team Global Express Pty Ltd	Freight charges	133.57
EFT17279	10/07/2025	SHANNON DAWSON	Member attendance	1,187.77
EFT17280	10/07/2025	STEVEN CLIFFORD CARTER	Member attendance	1,140.00
EFT17281	10/07/2025	LOCAL GOVERNMENT SUPERVISORS ASSOC OF WA	Staff conference fees	2,310.00
EFT17282	10/07/2025	AMPAC DEBT RECOVERY	Debt recovery costs	1.32
EFT17283	10/07/2025	Michael Hare	Refund of bond	100.00
EFT17284	10/07/2025	MARKET CREATIONS AGENCY PTY LTD	Subscription	14,839.00
EFT17285	10/07/2025	DALLCON	Concrete for signs	577.50
EFT17286	10/07/2025	JEMMA LOUISE COUNSEL	Member attendance & travel	1,114.27
EFT17287	10/07/2025	Delta Agribusiness WA Pty Ltd	Assorted goods	983.77
EFT17288	10/07/2025	RAW CREATIVE	Signage	2,640.00
EFT17289	10/07/2025	Totally Workwear Joondalup	Uniforms & embroidery	542.20
EFT17290	10/07/2025	WA CONTRACT RANGER SERVICES PTY LTD	Provision of Ranger Services	990.00
EFT17291	10/07/2025	DALWALLINU FOODWORKS	Assorted supplies	321.68
EFT17292	10/07/2025	DIANE SHIRLEY CREAM	Member attendance	1,245.00
EFT17293	10/07/2025	DOMAIN DIGITAL	IT Services	5,672.70
EFT17294	10/07/2025	Ausquest Limited	Rates refunds	373.98
EFT17295	10/07/2025	Three Sons Pty Ltd	Staff Pre Placement Medical Expenses	201.00
EFT17296	10/07/2025	Maximum Drainage	Drainage Works	43,343.61
EFT17297	10/07/2025	Rural Infrastructure Services	Secretarial Services	1,297.96
EFT17298	10/07/2025	Gazz's Maintenance Services	Townscape Maintenance & Cleaning	4,010.00

Chq/EFT	Date	Name	Description	Amount
EFT17299	10/07/2025	PAYWISE PTY LTD	Lease payment	1,539.89
EFT17300	10/07/2025	BUCHER MUNICIPAL PTY LTD	Parts for plant	2,083.86
EFT17301	10/07/2025	Speciale Smash Repairs	Excess for repairs	500.00
EFT17302	10/07/2025	LANDGATE	Assorted valuations	141.54
EFT17303	10/07/2025	Kalannie Community Resource Centre Inc	Auschem Training	70.58
EFT17304	10/07/2025	MELISSA MAE HARMS	Member attendance & travel	812.55
EFT17305	16/07/2025	On Hold On Line	Phone services	77.00
EFT17306	16/07/2025	WATER CORPORATION	Application fee for Water Services	6,362.54
EFT17307	16/07/2025	DEPUTY COMMISSIONER OF TAXATION	Business Activity Statement	20,233.00
EFT17308	16/07/2025	ST JOHN AMBULANCE DALWALLINU	St John Ambulance memberships	171.00
EFT17309	16/07/2025	Building and Construction Industry Training Board	BCITF Levy collected	391.75
EFT17310	16/07/2025	ACCESS 1 SECURITY SYSTEMS	Alarm monitoring	283.92
EFT17311	16/07/2025	DEPT OF ENERGY, MINES, INDUSTRY REGS & SAFETY	BSL collected	323.19
EFT17312	16/07/2025	TELAIR PTY LTD	NBN service fees	603.00
EFT17313	16/07/2025	Castle Caretech Pty Ltd	Alarm monitoring	1,029.60
EFT17314	16/07/2025	Michael Lynch	Bond refund	15.00
EFT17315	16/07/2025	Ashlee Levett	Bond refund	15.00
EFT17316	16/07/2025	WA LOCAL GOVERNMENT ASSOCIATION	WALGA Annual Congress Registration	9,570.00
EFT17317	24/07/2025	Dalwallinu District Tourism Incorporated	Donation towards Wattle Week Festival	4,000.00
EFT17318	24/07/2025	Wheatbelt Vet Services Pty Ltd	Animal Control	50.30
EFT17319	24/07/2025	JOHN R WALLIS ENGINEERING	Assorted supplies for works	0.33
EFT17320	24/07/2025	RBC - RURAL	Meterplan charge for photocopiers	916.87
EFT17321	24/07/2025	THE PAPER COMPANY OF AUSTRALIA	Paper	310.75
EFT17322	24/07/2025	WATER CORPORATION	Water usage and service charges	18,605.24
EFT17323	24/07/2025	Bridgestone Service Centre Dalwallinu	Assorted tyres & repairs	400.50
EFT17324	24/07/2025	AVON WASTE	Waste collections	20,308.57
EFT17325	24/07/2025	TELSTRA	Assorted phone Usage and Service charges	1,948.17
EFT17326	24/07/2025	BURGESS RAWSON (WA) PTY LTD	Water usage	54.96
EFT17327	24/07/2025	WALLIS COMPUTER SOLUTIONS	Phone system charges	4,932.84
EFT17328	24/07/2025	OFFICEWORKS	Stationery order	406.98
EFT17329	24/07/2025	ST JOHN AMBULANCE DALWALLINU	Donation towards defib maintenance	2,000.00
EFT17330	24/07/2025	SYNERGY	Electricity Usage	12,201.17
EFT17331	24/07/2025	Team Global Express Pty Ltd	Freight Charges	193.55
EFT17332	24/07/2025	The Liebe Group Inc	Bond refund	730.00



Chq/EFT	Date	Name	Description	Amount
EFT17333	24/07/2025	TRUCK CENTRE (WA) PTY LTD	Filter service kit	820.74
EFT17334	24/07/2025	SHIRE OF CAPEL	Leave liability contribution	5,778.42
EFT17335	24/07/2025	ROWDY'S ELECTRICAL	Electrical repairs	242.00
EFT17336	24/07/2025	DALLY SCRAPPERS GROUP	Bond refund	280.00
EFT17337	24/07/2025	SAFEROADS PTY LTD	Annual subscription	1,205.82
EFT17338	24/07/2025	CENTRAL WHEATBELT FOOTBALL LEAGUE	Contribution	2,500.00
EFT17339	24/07/2025	The Trustee for Belmont Unit Trust	Service kit	451.51
EFT17340	24/07/2025	AMPAC DEBT RECOVERY	Debt recovery	941.91
EFT17341	24/07/2025	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Assorted parts	6,923.76
EFT17342	24/07/2025	INDUSTRIAL AUTOMATION GROUP PTY LTD	Annual standpipe access charges	2,963.40
EFT17343	24/07/2025	P & J Transport Pty Ltd	Freight charges	113.30
EFT17344	24/07/2025	IXOM OPERATIONS PTY LTD	Container service fee	81.84
EFT17345	24/07/2025	LIBERTY PLUMBING & GAS	Assorted plumbing works	250.00
EFT17346	24/07/2025	THINKPROJECT AUSTRALIA PTY LTD	Annual Support & Maintenance	10,662.14
EFT17347	24/07/2025	PERTRAIN PTY LTD	Vehicle Pre- Start books	925.10
EFT17348	24/07/2025	Bronwyn Hyde	Bond refund	210.00
EFT17349	24/07/2025	E FIRE & SAFETY	Assorted fire equipment repairs	2,618.00
EFT17350	24/07/2025	TRACTUS AUSTRALIA	Assorted tyres & repairs	1,914.00
EFT17351	24/07/2025	DOMAIN DIGITAL	IT Services	3,977.60
EFT17352	24/07/2025	DFES DBA ALARM MONITORING	Direct Brigade Fire Alarm Monitoring	1,881.00
EFT17353	24/07/2025	Three Sons Pty Ltd	Provision of GP Services & cleaning contribution	74,403.33
EFT17354	24/07/2025	Shire Of Mingenew	Velpic On-line training platform	245.58
EFT17355	24/07/2025	Tayla Michelle Sonder	Rates refund	333.06
EFT17356	24/07/2025	Steven William Mckain	Bond refund	100.00
EFT17357	24/07/2025	Able Sales Pty Ltd	Generator	13,700.00
EFT17358	24/07/2025	Martin Grant	Push up gravel	16,247.72
EFT17359	24/07/2025	DEPT OF WATER & ENVIRONMENTAL REGULATION	Controlled Waste tracking forms	440.00
EFT17360	24/07/2025	Amar Alkenany	Bond refund	50.00
EFT17361	24/07/2025	Stabilisation Technology Pty Ltd	Bond refund	50.00
EFT17362	24/07/2025	CORSIGN WA	Signs	209.00
EFT17363	24/07/2025	Aaro Group Pty Ltd	Sewerage Upgrade - Main Line	2,090.88
EFT17364	24/07/2025	JLT RISK SOLUTIONS PTY LTD	Insurance charges	346.50
EFT17365	24/07/2025	The Ofiaza Family Trust (Dalwallinu Caravan Park)	Bond refund	280.00
EFT17366	24/07/2025	CHG-MERIDIAN Australia Pty Limited	Lease payment	2,585.25

Chq/EFT	Date	Name	Description	Amount
EFT17367	24/07/2025	Environex International Pty Ltd	Assorted pool chemicals	753.50
EFT17368	24/07/2025	Murray River North Pty Ltd T/as TR Homes	Housing construction	165,328.35
EFT17369	24/07/2025	PAYWISE PTY LTD	Lease payment	1,539.89
EFT17370	24/07/2025	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Memberships	3,760.00
EFT17371	24/07/2025	DALWALLINU & DISTRICTS AGRICULTURAL SOCIETY	Hire of Trade space	70.00
				593,308.42

UNCONFIRMED

**DIRECT DEBITS FOR THE MONTH OF JULY 2025**

Chq/EFT	Date	Name	Description	Amount
DD18357.1	04/07/2025	Precision Administration Services Pty Ltd	Superannuation	13,359.86
DD18380.1	17/07/2025	Precision Administration Services Pty Ltd	Superannuation	13,759.02
DD18392.1	31/07/2025	Precision Administration Services Pty Ltd	Superannuation	13,463.96
				40,582.84

# CREDIT CARD PAYMENTS FOR THE MONTH OF JULY 2025

Chq/EFT	Date	User	Name	Description	Amount
DD18393.1	28/07/2025	Jean Knight	CPP Convention Centre	Parking	26.25
	24/07/2025	Hanna Jolly	Wubin Trading	Postage	125.80
	23/07/2025	Hanna Jolly	The Good Guys	Equipment upgrades	491.00
	22/07/2025	Jean Knight	Aussie Broadband	Internet Fees	79.00
	22/07/2025	Hanna Jolly	Stefani Australia	Equipment parts	71.60
	22/07/2025	Hanna Jolly	Aldi Stores	Coffee	28.12
	22/07/2025	Hanna Jolly	Bunnings Group Ltd	Equipment upgrades	339.00
	21/07/2025	Jean Knight	Shire of Dalwallinu	Staff training	150.80
	18/07/2025	Jean Knight	JB Hi Fi	Equipment	1,821.98
	18/07/2025	Jean Knight	Extreme Marquees	4 x 4 Marquee	2,689.38
	17/07/2025	Jean Knight	Midalia Steel	Assorted goods for repairs	1,444.82
	17/07/2025	Jean Knight	Megatix	Ticket purchases	77.82
	17/07/2025	Jean Knight	Survey Monkey	Subscription	425.45
	17/07/2025	Jean Knight	Dept Racing, Gaming & Liquor	Occasional liquor permit	60.50
	16/07/2025	Jean Knight	Wheatland Motel	Refreshments for staff & councillors	777.95
	15/07/2025	Jean Knight	Simply Data Service	Vehicle trackers	148.50
	15/07/2025	Jean Knight	Kogan	Equipment upgrades	250.11
	15/07/2025	Jean Knight	BP Ellenbrook	Fuel	179.33
	08/07/2025	Jean Knight	WA Newspapers Pty Ltd	Subscription	32.00
	03/07/2025	Jean Knight	Banner Buzz	Goods for vermin control	38.50
	03/07/2025	Jean Knight	Temu	Function decorations	99.77
	03/07/2025	Jean Knight	ChargeFox Pty	EV Station management fees	69.96
	03/07/2025	Jean Knight	Kmart	Wire baskets for street bins	112.00
	02/07/2025	Jean Knight	CEDA	Councillor training	410.00
	02/07/2025	Jean Knight	Booking.com	Accommodation for WALGA conference	198.02
	02/07/2025	Jean Knight	Avon Valley Windscreens	Windscreen replacements	2,251.98
	02/07/2025	Jean Knight	Checked.com.au	National Police Clearance	64.00
	02/07/2025	Jean Knight	Dept Racing, Gaming & Liquor	Approved Managers Licence	145.50
	30/06/2025	Jean Knight	Dalwallinu Foodworks	Function catering and leaving gift	218.29
					12,827.43



# CHARGE CARDS PAYMENTS FOR THE MONTH OF JULY 2025

Chq/EFT	Card Name	Card Type	Date	User	Description	Amount
EFT17271	Wex Australia Pty Ltd	Fuel Card	04/06/2025	Darren Streets	Fuel	93.07
			15/06/2025	Darren Streets	Fuel	87.03
			24/06/2025	Darren Streets	Fuel	102.84
			27/06/2025	Darren Streets	Fuel	90.03
			31/05/2025	Jean Knight	Fuel	164.19
			12/06/2025	Jean Knight	Fuel	148.10
			19/06/2025	Jean Knight	Fuel	118.45
			26/06/2025	Jean Knight	Fuel	181.47
			30/05/2025	Olufemi Onikola	Fuel	86.50
			02/06/2025	Olufemi Onikola	Fuel	61.42
			05/06/2025	Olufemi Onikola	Fuel	51.14
			06/06/2025	Olufemi Onikola	Fuel	43.26
			07/06/2025	Olufemi Onikola	Fuel	98.57
			13/06/2025	Olufemi Onikola	Fuel	79.64
			15/06/2025	Olufemi Onikola	Fuel	77.73
			20/06/2025	Olufemi Onikola	Fuel	52.30
			22/06/2025	Olufemi Onikola	Fuel	72.47
			27/06/2025	Olufemi Onikola	Fuel	53.01
			29/06/2025	Olufemi Onikola	Fuel	50.84
			10/05/2025	Hanna Jolly	Fuel	58.40
			12/06/2025	Hanna Jolly	Fuel	103.65
			21/06/2025	Hanna Jolly	Fuel	87.83
			23/06/2025	Hanna Jolly	Fuel	76.74
			26/06/2025	Hanna Jolly	Fuel	84.56
			02/06/2025	Rodney Broad	Fuel	95.12
			23/06/2025	Rodney Broad	Fuel	180.63
			11/06/2025	Douglas Burke	Fuel	103.96
			19/06/2025	Douglas Burke	Fuel	86.56
			29/06/2025	Douglas Burke	Fuel	59.40
			03/06/2025	Damien Thorpe	Fuel	65.43
			16/06/2025	Damien Thorpe	Fuel	65.84
			25/06/2025	Damien Thorpe	Fuel	49.52
			05/06/2025	David Hughes	Fuel	139.12
			18/06/2025	David Hughes	Fuel	124.00
						3,092.82

### 9.3.2 Monthly Financial Statements for July 2025\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	FM/9 Financial Reporting
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Hanna Jolly, Manager Corporate Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	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 31 July 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 31 July 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 10453**

Moved            Cr SC Carter  
Seconded       Cr S Dawson

That the Council accept the Financial Reports as submitted for the month ending 31 July 2025.

**CARRIED 6/0**

**For:**            President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
                     Cr S Dawson, Cr MM Harms

**Against:**      Nil



# SHIRE OF DALWALLINU

## MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)

For the period ended 31 July 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 31 JULY 2025**

	Supplementary Information	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
<b>OPERATING ACTIVITIES</b>							
<b>Revenue from operating activities</b>							
General rates	10	3,835,036	3,835,036	3,986,785	151,749	3.96%	▲
Rates excluding general rates		50,983	50,983	50,982	(1)	(0.00%)	
Grants, subsidies and contributions	14	2,736,522	464,656	508,737	44,081	9.49%	▲
Fees and charges		1,435,188	748,336	754,776	6,440	0.86%	
Interest revenue		346,131	22,691	13,202	(9,489)	(41.82%)	▼
Other revenue		100	8	0	(8)	(100.00%)	▼
Profit on asset disposals	6	162,727	0	0	0	0.00%	
		<b>8,566,687</b>	<b>5,121,710</b>	<b>5,314,482</b>	<b>192,772</b>	<b>3.76%</b>	
<b>Expenditure from operating activities</b>							
Employee costs		(2,935,949)	(339,262)	(366,928)	(27,666)	(8.15%)	▲
Materials and contracts		(3,391,739)	(198,424)	(338,631)	(140,207)	(70.66%)	▲
Utility charges		(491,334)	(771)	(28,242)	(27,471)	(3563.04%)	▲
Depreciation		(6,108,419)	(558,149)	(2,492)	555,657	99.55%	▼
Finance costs		(93,862)	(154)	(234)	(80)	(51.95%)	▲
Insurance		(222,023)	(163,718)	(106,311)	57,407	35.06%	▼
Other expenditure		(145,660)	(7,364)	(16,488)	(9,124)	(123.90%)	▲
Loss on asset disposals	6	(17,800)	0	0	0	0.00%	
		<b>(13,406,786)</b>	<b>(1,267,842)</b>	<b>(859,326)</b>	<b>408,516</b>	<b>32.22%</b>	
Non-cash amounts excluded from operating activities	Note 2(b)	5,956,046	550,703	2,492	(548,211)	(99.55%)	▼
<b>Amount attributable to operating activities</b>		<b>1,115,947</b>	<b>4,404,571</b>	<b>4,457,648</b>	<b>53,077</b>	<b>1.21%</b>	
<b>INVESTING ACTIVITIES</b>							
<b>Inflows from investing activities</b>							
Proceeds from capital grants, subsidies and contributions	15	6,133,942	122,458	0	(122,458)	(100.00%)	▼
Proceeds from disposal of assets	6	409,727	409,727	0	(409,727)	(100.00%)	▼
		<b>6,543,669</b>	<b>532,185</b>	<b>0</b>	<b>(532,185)</b>	<b>(100.00%)</b>	
<b>Outflows from investing activities</b>							
Payments for property, plant and equipment	5	(1,791,536)	(128,074)	(147,204)	(19,130)	(14.94%)	▲
Payments for construction of infrastructure	5	(8,643,278)	(579,317)	(108,222)	471,095	81.32%	▼
<b>Amount attributable to investing activities</b>		<b>(3,891,145)</b>	<b>(175,206)</b>	<b>(255,426)</b>	<b>(80,220)</b>	<b>(45.79%)</b>	
<b>FINANCING ACTIVITIES</b>							
<b>Inflows from financing activities</b>							
Transfer from reserves	4	731,039	0	0	0	0.00%	
		<b>731,039</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
<b>Outflows from financing activities</b>							
Repayment of borrowings	11	(214,362)	0	0	0	0.00%	
Payments for principal portion of lease liabilities	12	(12,619)	(2,492)	(2,492)	0	0.00%	
Transfer to reserves	4	(1,448,910)	0	0	0	0.00%	
		<b>(1,675,891)</b>	<b>(2,492)</b>	<b>(2,492)</b>	<b>0</b>	<b>0.00%</b>	
<b>Amount attributable to financing activities</b>		<b>(944,852)</b>	<b>(2,492)</b>	<b>(2,492)</b>	<b>0</b>	<b>0.00%</b>	
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>							
Surplus or deficit at the start of the financial year		3,720,050	3,720,050	3,642,663	(77,387)	(2.08%)	▼
Amount attributable to operating activities		1,115,947	4,404,571	4,457,648	53,077	1.21%	▲
Amount attributable to investing activities		(3,891,145)	(175,206)	(255,426)	(80,220)	(45.79%)	▲
Amount attributable to financing activities		(944,852)	(2,492)	(2,492)	0	0.00%	
<b>Surplus or deficit after imposition of general rates</b>		<b>0</b>	<b>7,946,923</b>	<b>7,842,393</b>	<b>(104,530)</b>	<b>(1.32%)</b>	▼

**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 31 JULY 2025**

		Supplementary Information	30 June 2025 \$	31 July 2025 \$
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	3		10,061,350	10,441,457
Trade and other receivables			438,378	4,505,705
Inventories	8		9,260	21,425
<b>TOTAL CURRENT ASSETS</b>			<b>10,508,988</b>	<b>14,968,587</b>
<b>NON-CURRENT ASSETS</b>				
Trade and other receivables			4,175	4,175
Investment in associate	16		145,549	145,549
Property, plant and equipment			39,686,346	39,833,550
Infrastructure			272,439,224	272,547,445
Right-of-use assets			27,219	24,727
<b>TOTAL NON-CURRENT ASSETS</b>			<b>312,302,513</b>	<b>312,555,446</b>
<b>TOTAL ASSETS</b>			<b>322,811,501</b>	<b>327,524,033</b>
<b>CURRENT LIABILITIES</b>				
Trade and other payables	9		450,342	715,968
Other liabilities	13		29,293	29,293
Lease liabilities	12		(3)	(2,474)
Borrowings	11		214,362	214,362
Employee related provisions	13		433,815	428,036
<b>TOTAL CURRENT LIABILITIES</b>			<b>1,127,809</b>	<b>1,385,185</b>
<b>NON-CURRENT LIABILITIES</b>				
Lease liabilities	12		28,609	28,609
Borrowings	11		2,472,584	2,472,584
Employee related provisions			41,301	41,301
Other provisions			260,433	260,433
<b>TOTAL NON-CURRENT LIABILITIES</b>			<b>2,802,927</b>	<b>2,802,927</b>
<b>TOTAL LIABILITIES</b>			<b>3,930,736</b>	<b>4,188,112</b>
<b>NET ASSETS</b>			<b>318,880,765</b>	<b>323,335,921</b>
<b>EQUITY</b>				
Retained surplus			62,956,731	67,411,887
Reserve accounts	4		6,189,582	6,189,582
Revaluation surplus			249,734,452	249,734,452
<b>TOTAL EQUITY</b>			<b>318,880,765</b>	<b>323,335,921</b>

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 JULY 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 POLICIES**

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 13 August 2025

**SHIRE OF DALWALLINU**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 31 JULY 2025**

**2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

		Amended Budget Opening 30 June 2025	Last Year Closing 30 June 2025	Year to Date 31 July 2025
<b>(a) Net current assets used in the Statement of Financial Activity</b>				
<b>Current assets</b>		\$	\$	\$
Cash and cash equivalents	3	11,708,133	10,061,350	10,441,457
Trade and other receivables		269,668	438,378	4,505,705
Inventories	8	18,901	9,260	21,425
		11,996,702	10,508,988	14,968,587
<b>Less: current liabilities</b>				
Trade and other payables	9	(482,763)	(450,342)	(715,968)
Other liabilities	13	(11,159)	(29,293)	(29,293)
Lease liabilities	12	(12,061)	3	2,474
Borrowings	11	(317,147)	(214,362)	(214,362)
Employee related provisions	13	(391,047)	(433,815)	(428,036)
Other provisions	13	(702,925)	0	0
		(1,917,102)	(1,127,809)	(1,385,185)
<b>Net current assets</b>		<b>10,079,600</b>	<b>9,381,179</b>	<b>13,583,402</b>
<b>Less: Total adjustments to net current assets</b>	Note 2(c)	(5,620,297)	(5,738,516)	(5,741,009)
<b>Closing funding surplus / (deficit)</b>		<b>4,459,303</b>	<b>3,642,663</b>	<b>7,842,393</b>

**(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*.

		Amended Budget	YTD Budget (a)	YTD Actual (b)
<b>Non-cash amounts excluded from operating activities</b>				
		\$	\$	\$
<b>Adjustments to operating activities</b>				
Less: Profit on asset disposals	6	(162,727)	0	0
Add: Loss on asset disposals	6	17,800	0	0
Add: Depreciation		6,108,419	558,149	2,492
Movement in current employee provisions associated with restricted cash		(7,446)	(7,446)	0
<b>Total non-cash amounts excluded from operating activities</b>		<b>5,956,046</b>	<b>550,703</b>	<b>2,492</b>

**(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.

		Amended Budget Opening 30 June 2025	Last Year Closing 30 June 2025	Year to Date 31 July 2025
<b>Adjustments to net current assets</b>				
		\$	\$	\$
Less: Reserve accounts	4	(6,189,582)	(6,189,582)	(6,189,582)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	11	317,147	214,362	214,362
- Current portion of lease liabilities	12	12,061	(3)	(2,474)
- Current portion of other provisions held in reserve		240,077	236,707	236,685
<b>Total adjustments to net current assets</b>	Note 2(a)	<b>(5,620,297)</b>	<b>(5,738,516)</b>	<b>(5,741,009)</b>

**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 31 JULY 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. % %	
<b>Revenue from operating activities</b>			
<b>General rates</b>	151,749	3.96%	▲
Discount timing- rates due end of August to have accurate discount	Timing		
<b>Grants, subsidies and contributions</b>	44,081	9.49%	▲
Various small timing variances	Timing		
<b>Interest revenue</b>	(9,489)	(41.82%)	▼
Various small timing variances	Timing		
<b>Other revenue</b>	(8)	(100.00%)	▼
Timing variance	Timing		
<b>Expenditure from operating activities</b>			
<b>Employee costs</b>	(27,666)	(8.15%)	▲
Salaries & Wages more than budgeted - Timing	Timing		
<b>Materials and contracts</b>	(140,207)	(70.66%)	▲
Various small timing variances	Timing		
<b>Utility charges</b>	(27,471)	(3563.04%)	▲
Various small timing variances	Timing		
<b>Depreciation</b>	555,657	99.55%	▼
No depreciation processed for July 2025	Timing		
<b>Finance costs</b>	(80)	(51.95%)	▲
Timing variance	Timing		
<b>Insurance</b>	57,407	35.06%	▼
Timing variance	Timing		
<b>Other expenditure</b>	(9,124)	(123.90%)	▲
Various small timing differences	Timing		
<b>Non-cash amounts excluded from operating activities</b>	(548,211)	(99.55%)	▼
No depreciation processed for July 2025	Timing		
<b>Inflows from investing activities</b>			
<b>Proceeds from capital grants, subsidies and contributions</b>	(122,458)	(100.00%)	▼
Timing variance	Timing		
<b>Proceeds from disposal of assets</b>	(409,727)	(100.00%)	▼
Timing variance	Timing		
<b>Outflows from investing activities</b>			
<b>Payments for property, plant and equipment</b>	(19,130)	(14.94%)	▲
Timing variance	Timing		
<b>Payments for construction of infrastructure</b>	471,095	81.32%	▼
Timing variance	Timing		
<b>Surplus or deficit at the start of the financial year</b>	(77,387)	(2.08%)	▼
Further adjustments required for 2024/25	Timing		
<b>Surplus or deficit after imposition of general rates</b>	(104,530)	(1.32%)	▼
Due to variances described above			

**SHIRE OF DALWALLINU**  
**SUPPLEMENTARY INFORMATION**

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SHIRE OF DALWALLINU  
SUPPLEMENTARY INFORMATION  
FOR THE PERIOD ENDED 31 JULY 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	\$3.64 M	(\$0.08 M)
Closing	\$0.00 M	\$7.95 M	\$7.84 M	(\$0.10 M)

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$10.44 M	% of total
Unrestricted Cash	\$4.25 M	40.7%
Restricted Cash	\$6.19 M	59.3%

Refer to 3 - Cash and Financial Assets

Payables	
	\$0.72 M % Outstanding
Trade Payables	\$0.64 M
0 to 30 Days	99.7%
Over 30 Days	0.4%
Over 90 Days	0.1%

Refer to 9 - Payables

Receivables		
	\$0.07 M	% Collected
Rates Receivable	\$4.44 M	9.2%
Trade Receivable	\$0.07 M	% Outstanding
Over 30 Days		12.2%
Over 90 Days		9.4%

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	\$4.40 M	\$4.46 M	\$0.05 M

Refer to Statement of Financial Activity

Rates Revenue		
YTD Actual	\$3.99 M	% Variance
YTD Budget	\$3.84 M	4.0%

Refer to 10 - Rate Revenue

Grants and Contributions		
YTD Actual	\$0.51 M	% Variance
YTD Budget	\$0.46 M	9.5%

Refer to 14 - Grants and Contributions

Fees and Charges		
YTD Actual	\$0.75 M	% Variance
YTD Budget	\$0.75 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)	(\$0.18 M)	(\$0.26 M)	(\$0.08 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	\$0.11 M	% Spent
Amended Budget	\$8.64 M	(98.7%)

Refer to 5 - Capital Acquisitions

Capital Grants		
YTD Actual	\$0.00 M	% Received
Amended Budget	\$6.13 M	(100.0%)

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)	(\$0.00 M)	(\$0.00 M)	\$0.00 M

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$2.69 M

Refer to 11 - Borrowings

Reserves	
Reserves balance	\$6.19 M
Interest earned	\$0.00 M

Refer to 4 - Cash Reserves

Lease Liability	
Principal repayments	(\$0.00 M)
Interest expense	(\$0.00 M)
Principal due	\$0.03 M

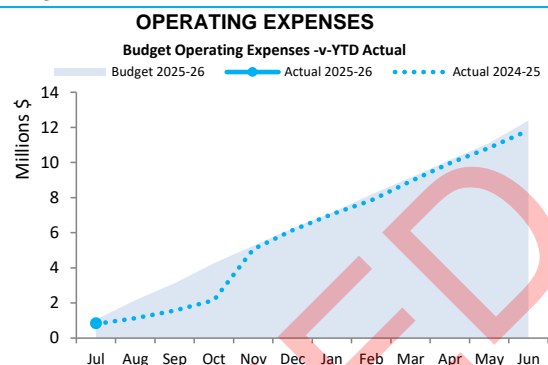
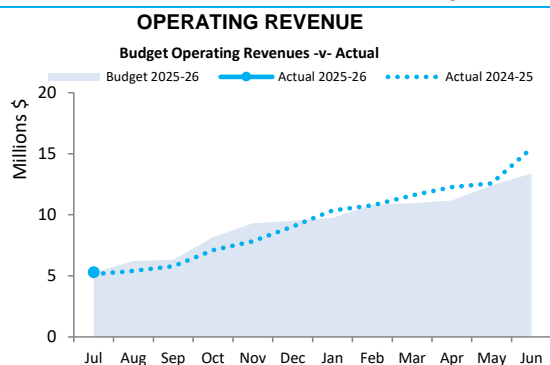
Refer to Note 12 - Lease Liabilities

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

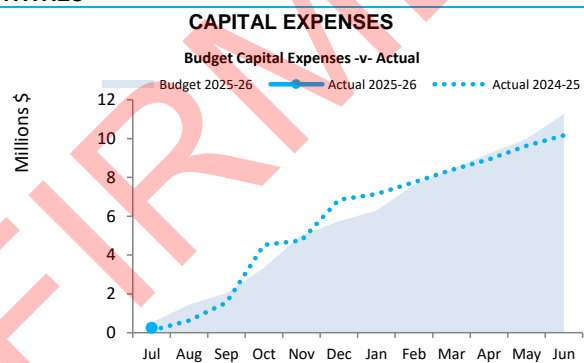
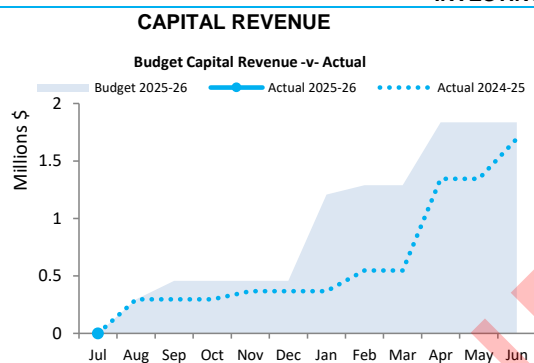
**SHIRE OF DALWALLINU**  
**SUPPLEMENTARY INFORMATION**  
**FOR THE PERIOD ENDED 31 JULY 2025**

**2 KEY INFORMATION - GRAPHICAL**

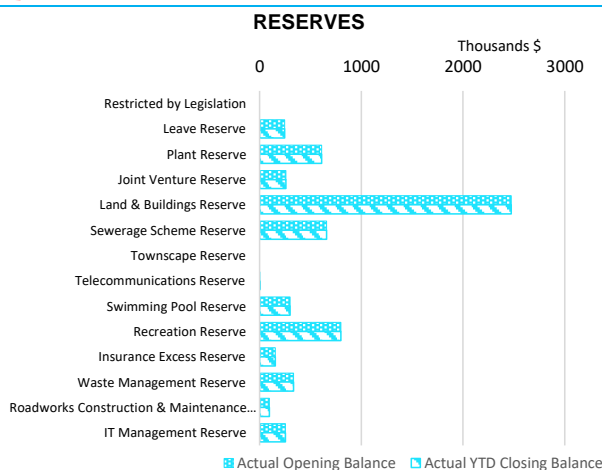
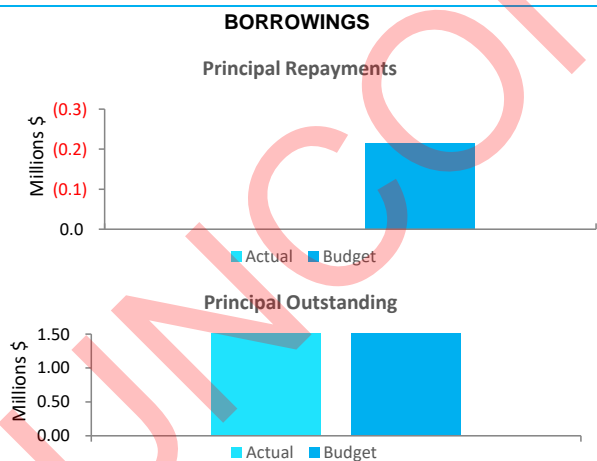
**OPERATING ACTIVITIES**



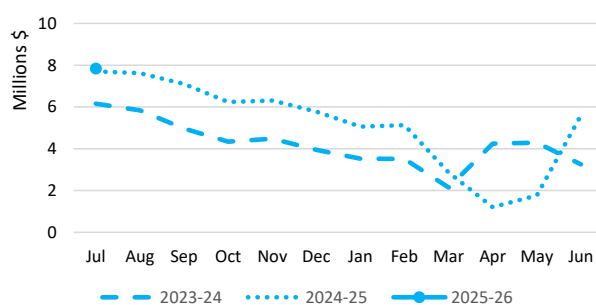
**INVESTING ACTIVITIES**



**FINANCING ACTIVITIES**



**Closing funding surplus / (deficit)**



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



### 3 CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted \$	Restricted \$	Total Cash \$	Trust \$	Institution	Interest Rate	Maturity Date
Business Online Saver	Cash and cash equivalents	4,169,280		4,169,280		Bank	3.60%	At call
Municipal Account	Cash and cash equivalents	82,344		82,344		Bank	3.50%	At call
Term Deposit - Reserves	Cash and cash equivalents	0	6,189,582	6,189,582		Bank	4.14%	5/08/2025
Floats Held	Cash and cash equivalents	250		250		Shire float	0.00%	At call
<b>Total</b>		<b>4,251,875</b>	<b>6,189,582</b>	<b>10,441,457</b>	<b>0</b>			
<b>Comprising</b>								
Cash and cash equivalents		4,251,875	6,189,582	10,441,457	0			
		<b>4,251,875</b>	<b>6,189,582</b>	<b>10,441,457</b>	<b>0</b>			

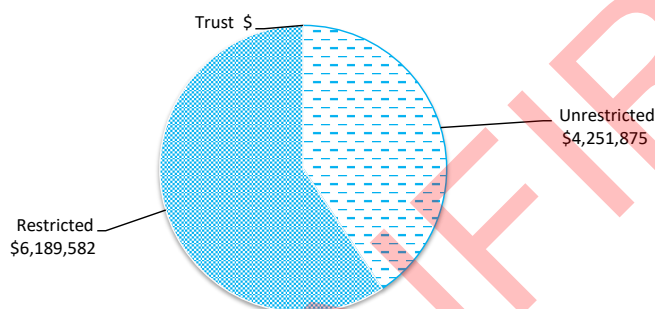
#### KEY INFORMATION

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 31 JULY 2025

4 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance \$	Budget Interest Earned \$	Budget Transfers In (+) \$	Budget Transfers Out (-) \$	Budget Closing Balance \$	Actual Opening Balance \$	Actual Interest Earned \$	Actual Transfers In (+) \$	Actual Transfers Out (-) \$	Actual YTD Closing Balance \$
<b>Restricted by Legislation</b>										
Leave Reserve	246,824	8,146	0	(39,117)	215,853	246,824	0	0	0	246,824
Plant Reserve	611,406	20,176	100,000	0	731,582	611,406	0	0	0	611,406
Joint Venture Reserve	259,716	8,571	21,320	0	289,607	259,716	0	0	0	259,716
Land & Buildings Reserve	2,473,535	81,627	270,000	(268,414)	2,556,748	2,473,535	0	0	0	2,473,535
Sewerage Scheme Reserve	657,620	21,701	97,433	0	776,754	657,620	0	0	0	657,620
Townscape Reserve	0	2,475	75,000	0	77,475	0	0	0	0	0
Telecommunications Reserve	553	18	0	0	571	553	0	0	0	553
Swimming Pool Reserve	299,119	9,871	50,000	(294,933)	64,057	299,119	0	0	0	299,119
Recreation Reserve	800,376	26,412	505,357	0	1,332,145	800,376	0	0	0	800,376
Insurance Excess Reserve	154,326	5,093	0	0	159,419	154,326	0	0	0	154,326
Waste Management Reserve	334,648	11,043	50,000	0	395,691	334,648	0	0	0	334,648
Roadworks Construction & Main	97,665	3,223	73,069	0	173,957	97,665	0	0	0	97,665
IT Management Reserve	253,794	8,375	0	(128,575)	133,594	253,794	0	0	0	253,794
	<b>6,189,582</b>	<b>206,731</b>	<b>1,242,179</b>	<b>(731,039)</b>	<b>6,907,453</b>	<b>6,189,582</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,189,582</b>

## 5 CAPITAL ACQUISITIONS

Capital acquisitions	Amended Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$	\$	\$	\$
Land - freehold land	86,858	0	0	0
Buildings - non-specialised	1,085,916	119,324	134,749	15,425
Furniture and equipment	55,426	0	0	0
Plant and equipment	563,336	8,750	12,455	3,705
<b>Acquisition of property, plant and equipment</b>	<b>1,791,536</b>	<b>128,074</b>	<b>147,204</b>	<b>19,130</b>
Infrastructure - roads	6,913,048	558,404	89,957	(468,447)
Infrastructure - Other	1,662,785	20,913	18,265	(2,648)
Infrastructure - Footpaths	67,445	0	0	0
<b>Acquisition of infrastructure</b>	<b>8,643,278</b>	<b>579,317</b>	<b>108,222</b>	<b>(432,835)</b>
<b>Total capital acquisitions</b>	<b>10,434,814</b>	<b>707,391</b>	<b>255,426</b>	<b>(413,706)</b>
<b>Capital Acquisitions Funded By:</b>				
Capital grants and contributions	6,133,942	122,458	0	(122,458)
Other (disposals & C/Fwd)	409,727	409,727	0	(409,727)
Reserve accounts				
Leave Reserve	0	6,895	0	(6,895)
Land & Buildings Reserve	268,414	81,356	0	(81,356)
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
Contribution - operations	3,199,223	480,054	255,426	(224,628)
<b>Capital funding total</b>	<b>10,434,814</b>	<b>1,309,217</b>	<b>255,426</b>	<b>(1,053,791)</b>

### 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.

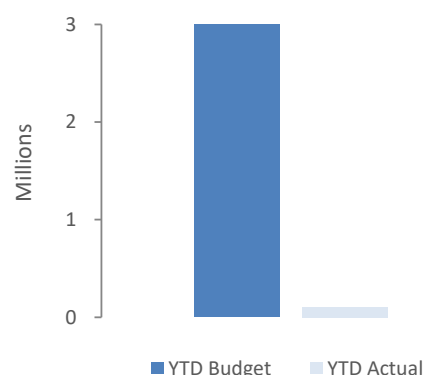
#### Initial recognition and measurement for assets held at cost

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.

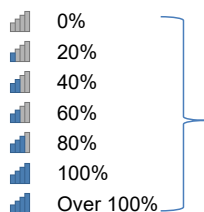
Payments for Capital Acquisitions



## 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.

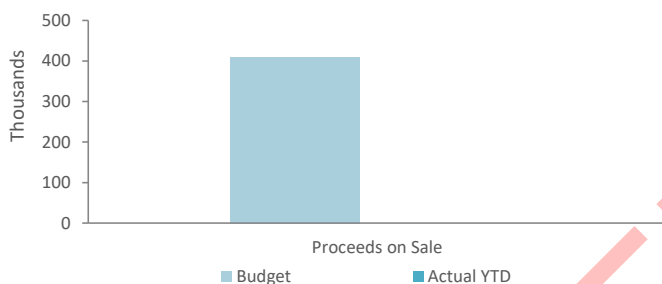
Level of completion indicator, please see table at the end of this note for further detail.

			Amended		Variance
Account Description			Budget	YTD Budget	(Under)/Over
			\$	\$	\$
<b>LAND</b>					
E111837	PUB HALL - Capital Expenditure - Land		56,858	0	0
E135876	OTH ECON - Capital Expenditure - Purchase of Land		30,000	0	0
<b>BUILDINGS</b>					
E053847	OTH LOPS - Capital Expenditure - Buildings Disaster Resilience DF		28,248	0	0
K89	Dalwallinu Medical Centre - Capital Upgrade		17,255	0	0
K117	1 Wattle Close, Dalwallinu - FO rates - Capital Upgrade		27,500	0	0
K116	36 Annetts Rd, Dalwallinu - CSO - Capital Upgrade		25,300	0	0
K123	6B Cousins Rd, Dalwallinu - WM - Capital Upgrade		10,945	0	0
K151	68A Annetts Road, Dalwallinu (3x2) - Capital Upgrade		146,495	48,343	69,911
K152	68B Annetts Road (2x1) - Capital Upgrade		215,095	70,981	64,838
K12	Wilfred Thomas Lodge - Capital Upgrade		36,300	0	0
K153	Aged Housing Myers St - Capital Upgrade		450,000	0	0
K103	11 A Anderson Way, Dalwallinu - Accountant - Capital Upgrade		8,778	0	0
K8	Dalwallinu Town Hall - Capital Upgrade		120,000	0	0
<b>ROADS</b>					
E121700	ROAD CON - Regional Road Group		734,750	44,594	8,236
E121720	ROAD CON - Roads To Recovery		1,232,813	101,698	36,576
E121735	ROAD CON - WSFN		4,042,805	336,896	31,860
E121730	ROAD CON - Shire Road Program		396,156	33,008	0
E121736	ROAD CON - Commodity Route		506,524	42,208	13,285
<b>OTHER INFRASTRUCTURE</b>					
O36	Sewerage Line Upgrade - Main Line		369,925	0	0
O95	Aquatic Centre Other Infrastructure Upgrade		530,095	0	0
O11	Dalwallinu Oval Capital Upgrades		492,356	0	0
O30	Dalwallinu Playground (Arts Centre) - Capital Upgrade		72,250	0	0
O18	Wubin Playground		40,000	0	0
O39	Pithara Park - Capital Upgrade		68,103	0	0
O29	Kalannie Sports Pavilion Other Infrastructure - Capital Upgrade		19,169	0	0
O10	Recreation Precinct Car Park Shelter		38,500	19,250	2,401
O40	Dalwallinu Recreation Precinct Fence - Capital Upgrade		32,387	1,663	15,864
<b>FOOTPATH CONSTRUCTION</b>					
F0184	Wasley Street - capital upgrade footpath		67,445	0	0
<b>PLANT &amp; EQUIPMENT</b>					
E073835	OTH HEALTH - Capital Expenditure - Plant & Equipment		17,500	8,750	12,455
DL147	Purchase of Tipper Truck		110,000	0	0
DL9346	Purchase of Prime Mover		270,000	0	0
CP010	Purchase of Skid Steer Trailer		10,000	0	0
CP001	Purchase Sundry Plant		15,000	0	0
E145801	ADMIN - CEO's Vehicle DL 2		78,000	0	0
E145802	ADMIN - MCS Vehicle - DL 131		62,836	0	0
<b>FURNITURE &amp; FIXTURES</b>					
E073846	OTH HEALTH - Capital Expenditure Furniture & Equipment		27,016	0	0
E145805	ADMIN - Capital Expenditure - Furniture & Equipment		28,410	0	0
			<b>10,434,814</b>	<b>707,391</b>	<b>255,426</b>
					<b>451,965</b>



6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Amended Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	<b>Land &amp; Buildings</b>								
	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
	<b>Plant and equipment</b>								
	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
		<b>264,800</b>	<b>409,727</b>	<b>162,727</b>	<b>(17,800)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

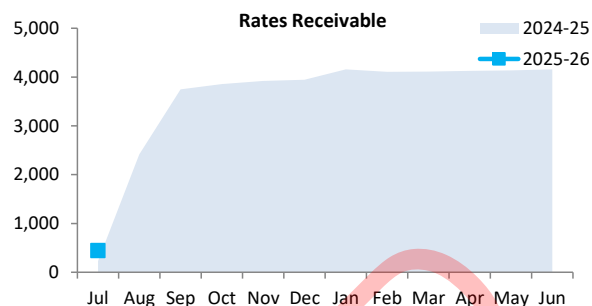


## 7 RECEIVABLES

4,336,786

### Rates receivable

	30 Jun 2025	31 Jul 2025
	\$	\$
Opening arrears previous years	46,638	39,389
Levied this year	4,336,786	4,843,695
Less - collections to date	(4,344,035)	(447,710)
Gross rates collectable	<b>39,389</b>	<b>4,435,374</b>
Net rates collectable	<b>39,389</b>	<b>4,435,374</b>
% Collected	99.1%	9.2%



### Receivables - general

	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(1,477)	63,222	1,962	0	6,624	70,331
Percentage	(2.1%)	89.9%	2.8%	0.0%	9.4%	
<b>Balance per trial balance</b>						
Trade receivables	(1,477)	63,222	1,962	0	6,624	70,331
<b>Total receivables general outstanding</b>						<b>70,331</b>

Amounts shown above include GST (where applicable)

### KEY INFORMATION

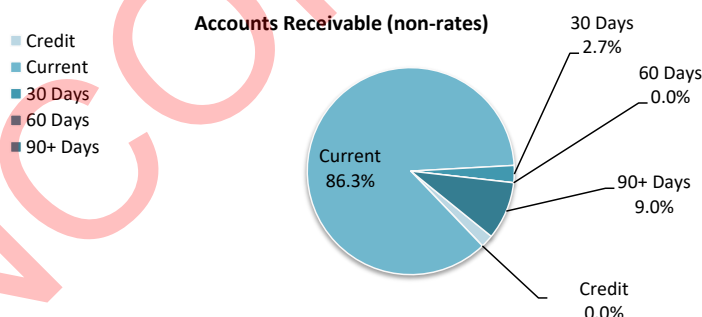
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods and services performed in the ordinary course of business.

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 31 July 2025
	\$	\$	\$	\$
<b>Other current assets</b>				
<b>Inventory</b>				
Inventories Fuel & Materials	9,260	28,608	(16,443)	21,425
<b>Total other current assets</b>	<b>9,260</b>	<b>28,608</b>	<b>(16,443)</b>	<b>21,425</b>
<b>Amounts shown above include GST (where applicable)</b>				

### 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.

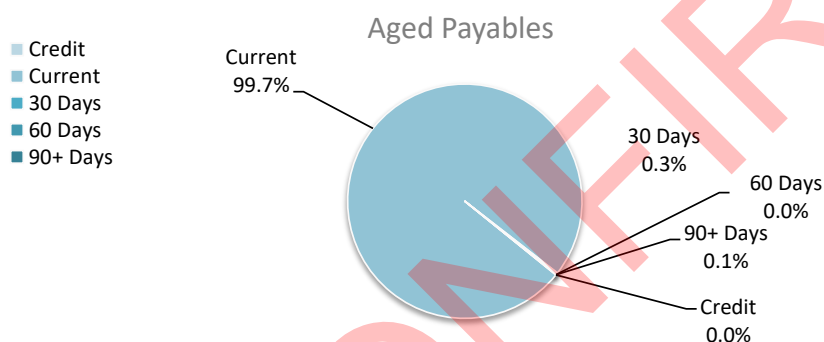
## 9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	530,359	1,371	0	379	532,109
Percentage	0.0%	99.7%	0.3%	0.0%	0.1%	
<b>Balance per trial balance</b>						
Sundry creditors	0	637,676	1,371	0	379	639,426
Accrued salaries and wages						(4,736)
ATO liabilities						1,342
Other payables						20,013
Accrued interest on loans						56,219
Bonds & Deposits Held						3,704
<b>Total payables general outstanding</b>						<b>715,968</b>

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.





## 10 RATE REVENUE

### General rate revenue

RATE TYPE	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue \$	Budget Interim Rate Revenue \$	Total Revenue \$	Rate Revenue \$	YTD Actual Interim Rate Revenue \$	Total Revenue \$
<b>Gross rental value</b>									
Gross Rental Value	0.083440	402	6,391,982	533,347	0	533,347	533,347	0	533,347
<b>Unimproved value</b>									
Unimproved Value	0.008710	358	381,939,500	3,326,693	100	3,326,793	3,326,693	1,040	3,327,733
<b>Sub-Total</b>		<b>760</b>	<b>388,331,482</b>	<b>3,860,040</b>	<b>100</b>	<b>3,860,140</b>	<b>3,860,040</b>	<b>1,040</b>	<b>3,861,080</b>
<b>Minimum payment</b>									
<b>Gross rental value</b>									
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
<b>Unimproved value</b>									
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
<b>Sub-total</b>		<b>211</b>	<b>2,253,181</b>	<b>147,896</b>	<b>0</b>	<b>147,896</b>	<b>147,896</b>	<b>0</b>	<b>147,896</b>
Discount						(173,000)			(22,191)
<b>Amount from general rates</b>						<b>3,835,036</b>			<b>3,986,785</b>
Ex-gratia rates						50,983			50,982
<b>Total general rates</b>						<b>3,886,019</b>			<b>4,037,767</b>

## 11 BORROWINGS

### Repayments - borrowings

Information on borrowings		New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Dalwallinu Discovery Centre	157	271,804	0	0	0	(65,648)	271,804	206,156	0	(5,851)
Dalwallinu Recreation Centre	159	2,334,035	0	0	0	(67,607)	2,334,035	2,266,428	0	(86,518)
Bell St Subdivision	160	81,107	0	0	0	(81,107)	81,107	0	0	(449)
<b>Total</b>		<b>2,686,946</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(214,362)</b>	<b>2,686,946</b>	<b>2,472,584</b>	<b>0</b>	<b>(92,818)</b>
Current borrowings		214,362					214,362			
Non-current borrowings		2,472,584					2,472,584			
		<b>2,686,946</b>					<b>2,686,946</b>			

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		Lease No.	1 July 2025	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars				Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Gymnasium Equipment	E6N0162493		17,964	0	0	(2,169)	(8,785)	15,795	9,179	(192)	(617)
Administration Photocopiers	Ricoh		10,646	0	0	(324)	(3,834)	10,322	6,812	(42)	(427)
<b>Total</b>			<b>28,610</b>	<b>0</b>	<b>0</b>	<b>(2,492)</b>	<b>(12,619)</b>	<b>26,118</b>	<b>15,991</b>	<b>(234)</b>	<b>(1,044)</b>
Current lease liabilities			-3					(2,474)			
Non-current lease liabilities			28,609					28,609			
			<b>28,606</b>					<b>26,135</b>			

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 31 July 2025
		\$	\$	\$	\$	\$
<b>Other current liabilities</b>						
<b>Other liabilities</b>						
Contract liabilities		29,293	0	0	0	29,293
<b>Total other liabilities</b>		29,293	0	0	0	29,293
<b>Employee Related Provisions</b>						
Provision for annual leave		224,951	0	0	0	224,951
Provision for long service leave		208,864	0	0	(5,779)	203,085
<b>Total Provisions</b>		433,815	0	0	(5,779)	428,036
<b>Total other current liabilities</b>		<b>463,108</b>	<b>0</b>	<b>0</b>	<b>(5,779)</b>	<b>457,329</b>

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	Decrease in	Liability	Current	Amended	YTD	YTD
	1 July 2025	Liability	Liability	31 Jul 2025	Liability	Budget	Budget	Revenue
	\$	\$	(As revenue)	\$	\$	\$	\$	\$
<b>Grants and subsidies</b>								
General Purpose Grant - WA Government	0	0	0	0	0	1,137,913	0	0
Untied Roads Grant - WA Government	0	0	0	0	0	674,552	0	0
DFES Operating Grant	0	0	0	0	0	61,979	0	10,843
Direct Grant - Main Roads	0	0	0	0	0	429,914	429,914	437,158
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,304,358</b>	<b>429,914</b>	<b>448,001</b>
<b>Contributions</b>								
Collection of Legal Costs	0	0	0	0	0	25,000	2,082	15
Miscellaneous Reimbursements - GOV	0	0	0	0	0	1,300	8	45
Miscellaneous Reimbursements - HEALTH	0	0	0	0	0	8,219	684	1,630
Miscellaneous Reimbursements - PRE SCHOOL	0	0	0	0	0	17,265	1,438	1,923
Miscellaneous Reimbursements - OTH WELFARE	0	0	0	0	0	200	0	0
Miscellaneous Reimbursements - STAFF HOUSING	0	0	0	0	0	12,130	0	4,518
Miscellaneous Reimbursements - OTH HOUSING	0	0	0	0	0	16,157	1,345	3,202
Miscellaneous Reimbursements - SEW	0	0	0	0	0	1,000	0	0
Miscellaneous Reimbursements - OTH COM	0	0	0	0	0	1,976	164	522
Containers Deposit Scheme Income	0	0	0	0	0	1,000	83	493
Collection Metal Rubbish	0	0	0	0	0	250	0	0
Miscellaneous Reimbursements - REC & CUL	0	0	0	0	0	159,536	13,288	2,127
Miscellaneous Reimbursements - ROAD MAIN	0	0	0	0	0	500	41	254
Street Light Contribution - Main Roads	0	0	0	0	0	5,500	458	0
Miscellaneous Reimbursements - ECON SERV	0	0	0	0	0	76,104	6,338	12,224
Miscellaneous Reimbursements - OTH PRO & SERV	0	0	0	0	0	39,047	3,235	29,765
Fuel Rebates - ATO	0	0	0	0	0	45,000	3,748	4,018
Parental Leave Reimbursements - ADMIN	0	0	0	0	0	21,979	1,830	0
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>432,163</b>	<b>34,742</b>	<b>60,736</b>
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,736,521</b>	<b>464,656</b>	<b>508,737</b>

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 31 Jul 2025	Current Liability 31 Jul 2025	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
<b>Capital grants and subsidies</b>								
DFES LG Resilience Fund Grant	0	0	0	0	0	29,293	0	0
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	122,458	0
Dept. Infr. - Roads to Recovery ROAD CON	0	0	0	0	0	1,156,926	0	0
Main Roads - Wheatbelt Secondary Freight Program ROAD CON	0	0	0	0	0	3,773,188	0	0
Main Roads - Commodity Route ROAD CON	0	0	0	0	0	337,235	0	0
	0	0	0	0	0	6,133,943	122,458	0

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	145,549
0	0	145,549

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 31 July 2025

<b>Balance as per General Ledger as at 1 July 2025</b>				
A910000 - Municipal Fund	88,293.75			
A910001 - Telenet Saver	3,783,223.67	3,871,517.42		3,871,517.42
<b>Add Cash Receipts</b>				
Daily Receipts		1,034,651.36		
BPAY Receipts		277,563.76		
Interest Received		6,797.39		
				1,319,012.51
				5,190,529.93
<b>Less Cash Payments</b>				
EFT Payments - Payroll		204,149.30		
EFT Payments ( EFT17267-EFT17371)		593,308.42		
Direct Debit - Credit Cards (DD18393.1)		12,827.43		
Direct Debit - Superannuation Payments		40,582.84		
Bank Fees		641.19		
Loans 157, 159 & 160 Guarantee Fee		9,557.22		
Direct Debit - Payment to DoT		77,838.95		
				938,905.35
<b>Balance as per General Ledger as at 31 July 2025</b>				
A910000 - Municipal Fund	82,344.14			
A910001 - Telenet Saver	4,169,280.44			
		4,251,624.58	0.00	4,251,624.58
<b>Add</b>				
<b>Less</b>				
Banking 31/07/25, received on 01/08/25				6,154.90
				4,245,469.68
<b>Balance as per Bank Statements as at 31 July 2025</b>				
CBA Muni Cheque Account - xxxx379		76,189.24		
CBA Business Online Saver - xxxx395		4,169,280.44	0.00	4,245,469.68

Prepared by

 12/8/2025

Reviewed by

 12/8/2025




# Shire of Dalwallinu

## Trust Bank Reconciliation


### as at 31 July 2025

Balance as per General Ledger as at 1 July 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 31 July 2025 ✓ 2T9900000 - Trust Fund	0.00	0.00	0.00
Add ✓			✓
Less			
Balance as per Bank Statements as at 31 July 2025 ✓ 2T9900000 - Trust Fund		0.00	0.00
		0.00	✓

Prepared by

 1/8/2025

Reviewed by

 12/8/25

### 9.3.3 Request for Reimbursement of Freedom of Information Request Fee\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Kris Markotic obo Mobil Wubin Truckstop
<b>File Ref</b>	IM/3
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Request from applicant

#### **Purpose of Report**

Council is requested to consider reimbursement of the fee charged for a Freedom of Information (FOI) application as requested by the applicant.

#### **Background**

An FOI application was received by the applicant on Tuesday 15 July 2025. The applicant paid the application fee of \$30.00.

Further correspondence was received from the applicant on Wednesday 16 July 2025, requesting that given the significant public interest associated with this request, that the fee be reimbursed, subsidised or absorbed as a good faith gesture consistent with the Shire's commitment to transparency, accountability and community engagement.

This item is brought to Council as Officers have no authority to alter or waive fees and charges.

#### **Consultation**

Nil

#### **Legislative Implications**

##### State

*Local Government Act 1995 – section 6.12*

#### **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

The FOI application fee of \$30.00 is set under the *Freedom of Information Regulations 1993*.

This FOI application has consumed a large amount of resources since it was lodged.

We do not believe that there is significant public interest associated with this request and that the request for reimbursement of the fee be denied.

### Officer Recommendation/Council Resolution

#### **MOTION 10454**

Moved            Cr JL Counsel  
Seconded       Cr S Dawson

That Council request the Chief Executive Officer to advise the applicant that the request to reimburse the Freedom of Information application fee of \$30.00 is denied.

**CARRIED 6/0**

**For:**            President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
                     Cr S Dawson, Cr MM Harms

**Against:**      Nil



## Jean Knight

---

**From:** Kris Markotic  
**Sent:** Wednesday, 16 July 2025 12:16 PM  
**To:** Jean Knight; Cr Keith Carter  
**Cc:** Doug Burke  
**Subject:** I-COR-28866 - RE: Freedom of Information Request - Wubin Wastewater Infrastructure

**SynergySoft:** I-COR-28866

Dear Mr Carter, Ms Knight, and Councillors,

I write regarding my recent Freedom of Information request to the Shire of Dalwallinu concerning the Wubin wastewater infrastructure and Council Resolution 10392 affecting Reserve 29878.

As you are aware, the \$30 application fee is a statutory requirement under the Freedom of Information Act 1992 (WA) and has been duly paid. However, given the significant public interest associated with this request — which concerns public health, lawful business operations, infrastructure compliance, and transparency of governance — I respectfully ask the Council to consider:

Reimbursing, Subsidising, or Absorbing the cost of the application, as a good faith gesture consistent with the Shire's commitment to transparency, accountability, and community engagement.

While I understand that the FOI fee cannot be formally waived under legislation, I also understand that the Council may, at its discretion, authorise reimbursement or coverage of such costs from general revenue, particularly where the subject matter has community-wide implications and may expose governance or operational failings with legal or regulatory consequences.

It relates to the historical and ongoing management of wastewater servicing in Wubin — a matter that affects not only commercial tenancies and environmental obligations, but also public trust in the Shire's statutory processes.

I would appreciate a response at your earliest convenience confirming whether the Council will consider this request or table it for formal resolution.

Kind Regards,

Kris Markotic |  
Managing Director at FutureTechnics

**Mobil**  
*Wubin Truckstop*

108 Great Northern Highway, Wubin WA 6612

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### 9.3.4 Sale of Surplus Equipment - Generator

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	FM/28
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Nil

#### Purpose of Report

Council is requested to consider the offers received for the sale of the Second-Hand Cummins 30kVa Generator previously located at the Dalwallinu Medical Centre.

#### Background

An allocation was made in the 2025-2026 budget to replace the Generator at the Dalwallinu Medical Centre and sell the one that was previously used at that site.

Under Delegation 2003 – *Disposal of Surplus Equipment, Materials, Tools* the second-hand Generator was advertised for sale by tender.

As four of the offers are over \$5,000, the Officer does not have authority to dispose of this item and is brought to Council for their consideration.

#### Consultation

Nil

#### Legislative Implications

##### State

*Local Government Act 1995 – section 3.58*

*Local Government (Functions & General) Regulations 1996 – r30(3)(a)*

#### Policy Implications

Nil

#### Financial Implications

Revenue of \$4,000 (ex GST) was included in the 2025-2026 budget.

#### 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**

Advertisements for the sale of the Second-Hand Cummins 30kVa Generator were placed as follows:

Admin Centre & Library noticeboards  
Dally News – August edition (which is included in the TL and Kapers)  
Shire FaceBook page

Tenders closed at 2pm, Friday 15 August 2025, and were opened at 2.05pm with the Chief Executive Officer, Technical Support Officer and Finance Officer in attendance.

The following offers were received:

- Sam Davies (Tractus) - \$5,613.00 inc GST
- Karen Wilson (Bridgestone) - \$4,000.00 inc GST
- Eddie Sprigg - \$4,510.00 inc GST
- Brett Boys (Wubin Hotel) - \$5,000.00 inc GST
- Sam Sprigg (Coerco) - \$6,100.00 inc GST
- Daniel Meeks - \$5,100.00 inc GST

One tender from Dronow Contracting was received at 3:09pm on Friday 15 August 2025 and was not considered as the offer period closed at 2:00pm, Friday 15 August 2025.

## **Officer Recommendation/Council Resolution**

### **MOTION 10455**

Moved Cr DS Cream  
Seconded Cr JL Counsel

That Council accepts the offer of \$6,100.00 (inc GST) from Sam Sprigg (Coerco) for the purchase of the Second-Hand Cummins 30kVa Generator.

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms  
**Against:** Nil



### 9.3.5 Objection of Rates 108-110 Great Northern Highway, Wubin\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Tier One Energy Pty Ltd – Kris Markotic
<b>File Ref</b>	A15201
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Hanna Jolly, Manager Corporate Services
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Rates objection email 11 August 2025

#### Purpose of Report

Council is requested to consider the rates objection received for assessment A15201 108 – 110 Great Northern Highway, Wubin.

#### Background

A person may, in accordance with the section 6.76 of the *Local Government Act 1995*, object to the rate record of a local government on the ground that there is an error in the rate record. The objection is to be made to the local government in writing within 42 days of the service of a rate notice, identify the relevant land and set out fully and in detail the grounds of objection.

The applicant has lodged an objection to rates on 11 August 2025 for 108-110 Great Northern Highway, Wubin. There is a statutory requirement that any rates objections received, must be promptly considered by the local government and either disallow it or allow it, wholly or in part.

The objection of the rates is received on basis of s.6.26(2)(j) of the *Local Government Act 1995* that the land is not rateable land and land which is exempt from rates under any other written law. Grounds for objection as per the applicant's correspondence are:

*"The ground for this objection is s.6.26(2)(j) — land otherwise exempt from rates under the Act. This exemption applies because:*

- The Shire's own April 2025 Ordinary Council Minutes (Item 9.4.1, attached) record that the wastewater system servicing 108–110 Great Northern Highway, Wubin, is unapproved, unlicensed, unlawful under applicable health, environmental, and planning legislation, and scheduled for cessation by 30 June 2026.*
- Under the Food Act 2008 (WA) and Health (Miscellaneous Provisions) Act 1911 (WA), a food business must not operate without adequate, approved wastewater disposal, and it is an offence to operate from insanitary premises.*
- The Shire's admitted incapacity to provide a lawful wastewater service means that, under these Acts, the premises cannot lawfully operate as a food business.*

*While the premises are presently occupied and trading, the continued trade is itself contrary to the requirements of the Food Act and Health Act. The fact of occupation does not make the land rateable where its lawful use is prohibited. The exemption under s.6.26(2)(j) therefore applies."*



## Consultation

Chief Executive Officer  
Peter Gillett McLeods

## Legislative Implications

### State

*Local Government Act 1995*

## 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

The objection of rates refers to *Food Act 2008 (WA)* and *Health (Miscellaneous Provisions) Act 1911* however the applicant has failed to identify the written law which expressly states the land is exempt from rates or which expressly identify particular circumstances in which the land will be exempt from rates. As there is currently nothing confirming that the land on 108-110 Great Norther Highway, Wubin would be exempt from rates under either of these written laws, it is recommended to disallow the objection of rates.

The applicant contends it is implicit that the land is exempt from rates due the application of the *Food Act 2008* and the *Health (Miscellaneous Provisions) Act 1911*, his contention in that regard is misconceived and without merit. Accordingly, the land does not fall within the exemption provided by s.6.26(2)(j) and is rateable.





## Officer Recommendation/Council Resolution

### **MOTION 10456**

Moved            Cr SC Carter  
Seconded       Cr JL Counsel

That Council:

1. disallow the objection to rates for 108-110 Great Norther Highway, Wubin;
2. request that the Chief Executive Officer write to the applicant stating reasons for disallowing the objection is that the applicant has not identified a written law which expressly states his land is exempt from rates or which expressly identify particular circumstances in which his land will be exempt from rates.

**CARRIED 6/0**

**For:**            President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
                    Cr S Dawson, Cr MM Harms  
**Against:**      Nil



## Hanna Jolly

---

**From:** Kris Markotic [REDACTED]  
**Sent:** Monday, 11 August 2025 11:17 AM  
**To:** Hanna Jolly; Doug Burke  
**Cc:** Jean Knight; Christie Andrews; Tim Houweling; Rohitt Lal  
**Subject:** I-COR-29075 - RE: I-COR-28993 - RE: [SEC=OFFICIAL] RE: Objection to Rates – A15201 - URGENT – Failure to Discharge Statutory Duty under s6.76 LGA

**Importance:** High

**SynergySoft:** I-COR-29075

Dear Hanna, Jean & Doug,

I refer to the Shire's correspondence dated 11 August 2025 (Ref: CEO: A15201: O-COR-19948) and my objection under the *Local Government Act 1995 (WA)* dated 8 August 2025.

Upon review of **s.6.26(2)**, I note that my earlier correspondence referred to paragraph (g) in error. In consideration of the clause review, I understand I should have cited **s.6.26(2)(j)**, which is the actual grounds of objection. Paragraph (j) applies here because it engages other Acts on which the lawful operation of the food business licence depends — specifically the *Food Act 2008 (WA)* and the *Health (Miscellaneous Provisions) Act 1911 (WA)*.

### Procedural Basis

This objection is lodged under **s.6.76(1)(a)(ii)** and **s.6.76(1)(b)**:

- **s.6.76(1)(a)(ii)** – there is an error in the “particulars” of the land in the rate record, as it is recorded as rateable when it is not; and
- **s.6.76(1)(b)** – the land or part of the land is not rateable land.

### Ground for Objection

The ground for this objection is **s.6.26(2)(j)** — land otherwise exempt from rates under the Act. This exemption applies because:

- The Shire's own April 2025 Ordinary Council Minutes (Item 9.4.1, attached) record that the wastewater system servicing 108–110 Great Northern Highway, Wubin, is unapproved, unlicensed, unlawful under applicable health, environmental, and planning legislation, and scheduled for cessation by 30 June 2026.
- Under the *Food Act 2008 (WA)* and *Health (Miscellaneous Provisions) Act 1911 (WA)*, a food business must not operate without adequate, approved wastewater disposal, and it is an offence to operate from insanitary premises.
- The Shire's admitted incapacity to provide a lawful wastewater service means that, under these Acts, the premises cannot lawfully operate as a food business.

While the premises are presently occupied and trading, the continued trade is itself contrary to the requirements of the *Food Act* and *Health Act*. The fact of occupation does not make the land rateable where its lawful use is prohibited. The exemption under **s.6.26(2)(j)** therefore applies.

### Authorities

- **Atlantic Vanadium Pty Ltd v Shire of Mount Magnet [2024] WASAT 16** – Tribunal confirmed that exemptions under the LGA apply where other statutory regimes impose overriding conditions or prohibitions on land use.
- **Shire of Ashburton v BHP Billiton Minerals Pty Ltd [2014] WASCA 24** – “Rateable land” must be interpreted in light of physical and legal capacity for lawful use.
- **Krakouer v Shire of Gingin [2013] WASAT 108** – Statutory prohibitions that make land incapable of use can negate rateability.

- *Ryde Municipal Council v Macquarie University* (1978) 139 CLR 633 – Land sterilised from beneficial use by regulatory constraints is not rateable, even if theoretically capable of some nominal purpose.

#### Action Requested

Please treat this as a complete and valid objection under **s.6.76(1)(a)(ii)**, **s.6.76(1)(b)**, and **s.6.26(2)(j)**, and confirm within seven (7) days, by **19 August 2025**, whether the Shire will allow or disallow the objection in accordance with **s.6.76(5)**. If disallowed, please provide full reasons under **s.6.76(6)**.

To assist in resolving this matter and clarifying the property's status, please also provide:

1. Confirmation of whether the current trading status of the premises at 108–110 Great Northern Highway is lawful, and whether the food business licence remains valid under the *Food Act 2008 (WA)* and *Health (Miscellaneous Provisions) Act 1911 (WA)*, given the admitted non-compliance of the wastewater system.
2. Identification of the responsible officer within the Shire for making such determinations (e.g., CEO, Manager of Planning & Development, or Environmental Health Officer).

Failure to respond in full and without evasion will be taken as a refusal under **s.6.76(5)** and dealt with accordingly in the State Administrative Tribunal and/or the Supreme Court, with costs sought.

Kind Regards,

Kris Markotic  
Managing Director at FutureTechnics

108 Great Northern Highway, Wubin WA 6612

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## 9.4 CHIEF EXECUTIVE OFFICER

### 9.4.1 Request to Call Tender – Aged Accommodation, Dalwallinu

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	FM/28
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Nil

#### **Purpose of Report**

Council is requested to authorise the calling of tenders for the design and construction of Aged Accommodation on Lot 567 (27) McNeill St, Dalwallinu (Aged Precinct).

#### **Background**

Lot 567 (27) McNeill Street currently has the following accommodation:

- Sullivan Lodge – three (3) units
- Wilfred Thomas Lodge – two (2) Units
- Pioneer House – leased to WA Country Health Service for aged accommodation.

Wilfred Thomas is in sound condition. We propose to upgrade the bathrooms (one in 25-26 and the other in 26-27). They will also require kitchen upgrades in the next 3-5 years.

Sullivan Lodge has some issues with regards to the footings sinking, causing cracking to the internal walls, the verandahs are not level, doors are not hung evenly and the outside has asbestos.

At the Strategic Planning Workshop held in April 2024, Council identified Independent Living Units as a 5-10 year priority.

#### **Consultation**

Councillors

#### **Legislative Implications**

##### State

*Local Government Act 1995 Section 3.57- Provision of goods and services.*

*Local Government (Functions and General) Regulations 1996*

#### **Policy Implications**

##### Local

Council Policy 3.3 Regional Price Preference

Council Policy 3.5 Purchasing

#### **Financial Implications**

An allocation has been included in the 2025-2026 budget for this project.





## General Function Implications

Nil

## Strategic Implications

*Shire of Dalwallinu – Council Plan 2025-2035*

Access to appropriate aged care and housing was identified as an emerging priority within the Shire's Council Plan.

## Site Inspection

Site inspection undertaken. Yes

## 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

For some time, we have deliberated over replacing the units at Sullivan Lodge, however this has been hindered by lack of access to suitable land to build new accommodation and the inability to demolish Sullivan Lodge due to the building having tenants. It is proposed that the construction of two units to the western side of the existing Sullivan lodge will commence Stage 1 of the Aged Accommodation Redevelopment for that precinct. Stages 2 and 3 will see additional units constructed over the coming years.

In 2024, the Uniting Church kindly donated \$100,000 towards Aged Accommodation in Dalwallinu. With this funding and funds that has been set aside in Council's reserves, will enable Stage 1 to proceed in the 2025-2026 financial year.

It is proposed to include in the tender the following specifications:

- Lot layout, design, construction and installation of a duplex building containing two (2) 1x1 homes with single carports and porch for Aged Accommodation purposes at Lot 567 (27) McNeill Street, Dalwallinu. *(Two homes under one roof)*

or

- Lot layout, design, construction and installation of two separate 1x1 homes with single carports and porch for Aged Accommodation purposes at Lot 567 (27) McNeill Street, Dalwallinu.

This will give Council the option to decide on which concept they prefer. This will also depend on what can fit in the space available.



The proposed weighting for scoring of the tenders is listed below:

Criteria	Weighting
Price	65%
Relevant Experience in similar projects	20%
Ability to meet delivery Timeframe	10%
Tenderer's WHS Policies and Procedures	5%

It is proposed to advertise the tender in 'The West' on Saturday 30 August 2025 with the closing date being 2pm, Wednesday 1 October 2025.

An agenda item for Council to consider the tenders will be brought to the Ordinary Meeting of Council in October 2025, where a decision can be made as we will have moved out of the caretaker period.

#### Officer Recommendation/Council Resolution

##### **MOTION 10457**

Moved           Cr DS Cream  
Seconded       Cr MM Harms

That Council:

1. Authorises the Chief Executive Officer to call tenders for the Design and Construction of Aged Accommodation on Lot 567 (27) McNeill St, Dalwallinu (Aged Precinct);
2. Sets the qualitative criteria as follows:

Price	65%
Relevant Experience in similar projects	20%
Ability to meet delivery timeframe	10%
Tenderer's WHS Policies & Procedures	5%

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms

**Against:** Nil



## 9.4.2 Appointment of Members – Youth Advisory Council\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	GO/22 – Governance - General
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Gillian Barnes, Administration Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	<b>Absolute Majority</b>
<b>Attachments</b>	Nomination Forms

### Purpose of Report

Council is requested to consider the appointment of members to the Shire of Dalwallinu Youth Advisory Council. The previous term for members expired in April 2025.

### Background

At the Ordinary Council Meeting held 28 February 2023 Council resolved the following:

#### 'MOTION 10044

Moved Cr KJ Christian

Seconded

Cr KM McNeill

That Council:

1. Adopt the Youth Advisory Council Terms of Reference as presented;
2. Appoint Cr MM Harms and Cr JL Counsel as the two (2) Council representatives to the Youth Advisory Council;
3. Appoint the Chief Executive Officer and Economic & Community Development Officer as the Shire Administration representatives to the Youth Advisory Council.

**CARRIED 8/0'**

### Consultation

Nil

### Legislative Implications

State

Local Government Act 1995 – Section 5.8

### 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

Advertisements calling for nominations for new members of the Youth Advisory Council from youth between the ages of 12-24 were placed on the Shire Facebook page and in the Shire newsletter. An advertisement was also sent to the Dalwallinu District High School.

The closing date for nominations was Friday 11 July 2025. At the close of nominations, two (2) were received from:

- Cooper Jones (14 years)
- Jack Dougan (12 years)

Nominees were requested to complete the Nomination Form and were assessed against the membership criteria by the Chief Executive Officer and the Administration Officer.

It is the Officer's recommendation that all nominees be appointed to the Shire of Dalwallinu Youth Advisory Council with their term to expire on 1 September 2027.

### Officer Recommendation/Council Resolution

#### **MOTION 10458**

Moved Cr JL Counsel

Seconded Cr DS Cream

That Council appoint Cooper Jones and Jack Dougan as Youth Members of the Shire of Dalwallinu Youth Advisory Council for a term of two (2) years expiring 1 September 2027.

**CARRIED BY ABSOLUTE MAJORITY 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms

**Against:** Nil





G0/23

## YOUTH ADVISORY COUNCIL NOMINATION FORM



## PERSONAL DETAILS

TITLE

MR

GIVEN NAME

Cooper

SURNAME

Jones

POSTAL ADDRESS

PO box 35

SUBURB

Dalwallinu

POSTCODE

6609

CONTACT NUMBER

EMAIL ADDRESS

OCCUPATION (WORKING/STUDYING)

Schooling

DATE OF BIRTH

12.7.2011

WHAT ARE YOUR CURRENT INTERESTS IN DALWALLINU? WHAT DO YOU LIKE TO DO?

• Basketball  
• Swimming  
• Junior cadets

• Dance teacher

WHY WOULD YOU LIKE TO BE ON THE YOUTH ADVISORY COUNCIL?

To make a change for youth in  
Dalwallinu

WHAT WOULD YOU LIKE TO SEE IN DALWALLINU FOR OUR YOUTH?

Some more stuff/activities for youth  
around Dalwallinu area to do

## APPLICANT DECLARATION

If appointed as a Representative to the Youth Advisory Council I agree to adhere to the Shire of Dalwallinu's Code of Conduct at all times.

Signature

18.6.25

Date

Guardians signature (if under 18)

Guardian Signature

18/6/25

Date

## FURTHER INFORMATION

Once you have completed the nomination form please submit via email to [cdco@dalwallinu.wa.gov.au](mailto:cdco@dalwallinu.wa.gov.au), deliver to the Dalwallinu Discovery Centre building, 51-53 Johnston Street or post to Shire of Dalwallinu PO Box 141, Dalwallinu WA 6609. For further information please contact us on 08 96611805.

The Shire of Dalwallinu Code of Conduct and the Council Committees Terms of Reference can be downloaded from the Shire of Dalwallinu Website, [www.dalwallinu.wa.gov.au](http://www.dalwallinu.wa.gov.au) or a hard copy can be requested from the Administration Building at 58 Johnston Street.



# YOUTH ADVISORY COUNCIL NOMINATION FORM

## PERSONAL DETAILS

TITLE	GIVEN NAME	SURNAME
master	jack	Dougan
POSTAL ADDRESS	SUBURB	POSTCODE
28 mc Nile st	Dalwallinu	6609
CONTACT NUMBER	EMAIL ADDRESS	
[REDACTED]	[REDACTED]	
OCCUPATION (WORKING/STUDYING)	DATE OF BIRTH	
student y7	24/4/2013	

## WHAT ARE YOUR CURRENT INTERESTS IN DALWALLINU? WHAT DO YOU LIKE TO DO?

i like going to the oval and the skate park with friends and riding around town at sunset

## WHY WOULD YOU LIKE TO BE ON THE YOUTH ADVISORY COUNCIL?

I would like to be on the youth advisory council to help provide positive activity's and help the youth to come together and have fun events also foster good will among everyone

## WHAT WOULD YOU LIKE TO SEE IN DALWALLINU FOR OUR YOUTH?

get together's, karaoke's, game tournaments and a new skate park

## APPLICANT DECLARATION

If appointed as a Representative to the Youth Advisory Council I agree to adhere to the Shire of Dalwallinu's Code of Conduct at all times.

Guardians signature (if under 18)

[REDACTED]  
Signature Date

[REDACTED]  
Guardian Signature Date

## FURTHER INFORMATION

Once you have completed the nomination form please submit via email to [cdco@dalwallinu.wa.gov.au](mailto:cdco@dalwallinu.wa.gov.au), deliver to the Dalwallinu Discovery Centre building, 51-53 Johnston Street or post to Shire of Dalwallinu PO Box 141, Dalwallinu WA 6609. For further information please contact us on 08 96611805.

The Shire of Dalwallinu Code of Conduct and the Council Committees Terms of Reference can be downloaded from the Shire of Dalwallinu Website, [www.dalwallinu.wa.gov.au](http://www.dalwallinu.wa.gov.au) or a hard copy can be requested from the Administration Building at 58 Johnston Street.

### 9.4.3 Councillor Resignation – Cr Jimwell Cruz\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	GO/22 – Governance - Councillors
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Resignation Email

#### **Purpose of Report**

Council is requested to receive the resignation from Cr Jimwell Cruz.

#### **Background**

Due to work commitments, Cr Cruz was granted Leave of Absence from 1 June 2025 to 31 August 2025.

An email was received from Cr Cruz on Wednesday 13 August 2025 advising he is unable to continue his role and would be resigning as a Councillor with the Shire of Dalwallinu.

#### **Consultation**

Nil

#### **Legislative Implications**

State

Local Government Act 1995 – Section 2.31, 4.16

#### **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**

Section 4.16 (3) of the *Local Government Act 1995* states:

*In the case of a member's office becoming vacant under section 2.32 by resignation, if —*

- (a) the resignation takes effect, or is to take effect, on or after the third Saturday in July in an election year but not later than one month after the ordinary elections day in that year; and*
- (b) the CEO receives notice of the resignation long enough before that ordinary elections day to allow the electoral requirements to be complied with, any poll needed for the extraordinary election to fill the vacancy is to be held on that ordinary elections day.*

Advertising for Calling for Nominations for the October election is due to commence from 16 August 2025. The resignation was received on 13 August 2025, so this has enabled the Shire to amend the advertising from four (4) to five (5) vacancies prior to the advertising period.

The Department of Local Government has been advised of the resignation.

### **Officer Recommendation/Council Resolution**

#### **MOTION 10459**

Moved            Cr SC Carter  
Seconded       Cr S Dawson

That Council:

1.     Receives the resignation from Cr Jimwell Cruz from the position of Councillor with the Shire of Dalwallinu effective from Thursday 14 August 2025; and
2.     Hold the election for this vacancy on the ordinary election day of 18 October 2025.

**CARRIED 6/0**

**For:**            President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms

**Against:**      Nil





**From:** [Cr Jimwell Cruz](#)  
**To:** [Cr Keith Carter](#); [Jean Knight](#); [Councillors](#)  
**Subject:** I-COR-29029 - Resignation Letter  
**Date:** Wednesday, 13 August 2025 5:38:04 PM

---

[Your Name (Cr Jimwell Cruz)] [Your Address] [Your Phone Number] [Your Email]  
[Date]

The Chief Executive Officer Shire of Dalwallinu [Shire's Address]

**Subject: Resignation from Position as Councillor for the Shire of Dalwallinu**

TO: Keith Carter -Shire President

CC: Jean Knight - CEO shire Dalwallinu

It is with considerable regret and a heavy heart that I formally submit this letter to **resign from my position as a Councillor for the Shire of Dalwallinu,**

This difficult decision has been primarily driven by my work schedule. As I anticipate the confirmation of my renewed work contract next week, it has become clear that my professional commitments will not allow me to dedicate the necessary time and attention required to effectively fulfill my duties and responsibilities as a Councillor.

I want to extend my sincere gratitude for the opportunity to have served the community of the Shire of Dalwallinu. It has been an immense privilege to represent the residents and contribute to the progress of our Shire. I have valued my time on the Council and appreciate the support and collaboration I've experienced from my fellow Councillors and the Shire staff.

I understand that my resignation will create a vacancy, and I hope this notice assists with the preparations for the upcoming October Election. I am committed to assisting in any way I can to ensure a smooth transition during this period. Please let me know how I can best support this process.

Thank you for your understanding and consideration.

Sincerely,

Cr Jimwell Cruz

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## 10 APPLICATIONS FOR LEAVE OF ABSENCE

### **MOTION 10460**

Moved Cr KL Carter  
Seconded Cr MM Harms

That the application for Leave of Absence for Cr KL Carter to the Ordinary Meetings of Council to be held between from 24 September 2025 to 30 September 2025 be approved.

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
Cr S Dawson, Cr MM Harms

**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)

### **PROCEDURAL MOTION 10461**

Moved Cr SC Carter  
Seconded Cr JL Counsel

That Council moves to accept the following items as New Business of an Urgent Nature noted as:

**13.1** Dalwallinu Men's Shed – Request to Use Old Sheep Exhibition Shed

**13.2** WALGA Annual General Meeting 2025\*

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
Cr S Dawson, Cr MM Harms

**Against:** Nil



### 13.1 Dalwallinu Men's Shed – Request to Use Old Sheep Exhibition Shed\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Dalwallinu Men's Shed
<b>File Ref</b>	A1012
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	Draft Agreement

#### Purpose of Report

Council is requested to support a request from the Dalwallinu Men's Shed to utilise the Old Sheep Exhibition Shed as their home.

#### Background

After many years of recess, the Dalwallinu Men's Shed has been reinvigorated.

They have recently held two meetings, the first being to gauge interest in the concept and to establish a committee. The second meeting focused on identifying a suitable location for the men's shed.

After inspection of the Old Sheep Exhibition Shed, the shearing competition shed and the old oval shed it was decided to request Council's permission to make the old sheep exhibition shed their home.



*Area shaded in blue on above site plan*

#### Consultation

Dalwallinu Agricultural Society

#### Legislative Implications

Nil

#### 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**

The Men's Shed will play an important role in our community that will provide a safe and welcoming space for men to connect, socialise and work on projects fostering their health and well-being.

As the Old Exhibition Shed was previously used by the Dalwallinu Ag Society, the Dalwallinu Men's Shed have contacted them seeking their approval to utilise the building as the men's shed new home. Correspondence was received on 20 August 2025, advising that the Dalwallinu Ag Society had no objections to this request.

Now that the Dalwallinu Men's Shed has established a committee, they will need to update their constitution and become incorporated. The Agreement for the use of the building would not be entered into until such time as Incorporation has taken place and provision of a Certificate of Currency for Public Liability Insurance.

It is the Officer's recommendation that Council support the use of the Old Sheep Exhibition Shed as the home for the Dalwallinu Men's Shed subject to signing of the agreement containing certain conditions. (See attached).





## Officer Recommendation/Council Resolution

### **MOTION 10462**

Moved            Cr SC Carter  
Seconded       Cr DS Cream

That Council:

1. Supports the proposal from Dalwallinu Men's Shed to establish a Men's Shed in the Old Sheep Exhibition Shed;
2. Enters into an Agreement for the use of the Old Sheep Exhibition Shed for a term of five (5) years;
3. Authorises the Shire President and Chief Executive Officer to sign and seal the agreement for the use of the Old Sheep Exhibition Shed.

**CARRIED 6/0**

**For:**            President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream,  
                    Cr S Dawson, Cr MM Harms

**Against:**     Nil





Shire of  
**Dalwallinu**

*Place of wheat and wattle*

**AGREEMENT TO USE  
OLD EXHIBITION SHEEP SHED**

This agreement is made the

day of

2025.

**BETWEEN**

**SHIRE OF DALWALLINU** a body corporate with perpetual succession constituted pursuant to the provisions of the *Local Government Act 1995* of PO Box 141, Dalwallinu WA 6609 (hereinafter referred to as 'the Shire') of one part

AND

**DALWALLINU MENS SHED** incorporated pursuant to the provisions of the *Associations Incorporation Act 2015*, of TBA, hereinafter referred to as 'the Corporation' of the other part;

**WHEREAS** being (as per plan at Appendix 1) of Reserve 15242 Colin Anderson Drive, Dalwallinu upon which the Old Exhibition Sheep Shed is situated is to be provided to the Dalwallinu Men's Shed for a term of five (5) years.

**IT IS HEREBY AGREED** as follows:

1. The Shire agrees to provide and the Corporation agrees to the Old Exhibition Sheep Shed with all other Shire's fixtures and fittings now and hereafter upon or used in connection with the Old Exhibition Sheep Shed or belonging thereto all of which premises with all additions, alterations and improvements thereto are throughout this agreement called 'the said premises' for the term of five (5) years from TBA and expiring on.
2. The rent for the use of the premises is \$1.10 (inc GST) per annum.
3. The Corporation covenants and agrees with the Shire as follows:
  - a) During the term and for so long as the Corporation remains in possession or occupation of the premises, is to maintain, replace, repair, clean and keep the premises clean and in good and substantial repair, order and condition having regard to the age of the premises at the date of commencement provided that:
  - b) This subclause shall not impose on the Lessee any obligation in respect of any structural maintenance, replacement or repair except when rendered necessary by an act, neglect, default or omission on the part of the Corporation or its employees, agents, contractors or invitees or by the Corporation's particular use or occupancy of the premises;
  - c) All electric globes and fluorescent tubes in the premises which may be damaged, broken or fail for any reason shall be replaced by the Corporation at its expense;
  - d) To keep the said premises free from rubbish;
  - e) Not to paint, write, exhibit or placard in or about or affix to the said premises any trade, business, professional or advertising notice except of such nature and in such manner as shall have been approved of in writing by the Shire.
  - f) At its own expense, to keep and maintain the said premises including any passageways enjoyed therewith, well cleansed and drained and in good sanitary condition and not to carry on or permit or suffer to be carried on thereon any noxious or offensive or unlawful trade or business and not to do or leave undone or suffer to be done or left undone any act, matter or thing whereby a nuisance or anything which may be deemed a nuisance or dangerous or may be or grow to the annoyance, damage or disturbance of adjoining occupiers or owners may exist, arise or continue upon or in connection with the said

- premises and forthwith to cease and abate any such nuisance or alleged nuisance, annoyance damage or disturbance;
- g) Not without the previous consent of the Shire in writing first had and obtained, to make or suffer to be made any alterations or additions to the said premises or the construction or arrangement thereof, not to cut, maim or injure nor suffer to be cut, maimed or injured any of the roofs, walls, partitions, timbers or floors or fixtures thereof;
  - h) Not to assign, transfer, mortgage, charge, sublet or otherwise part with the possession of the said premises or any part thereof for all or any of the said term to any person or persons whatsoever without the previous consent in writing of the Shire for that purpose in each instance;
  - i) To permit a Shire representative or any other person authorised by the Shire at all reasonable times to enter upon the said premises in order to view the condition thereof and upon notice in writing from the Shire (giving fourteen (14) days notice, unless during an emergency), to remedy any way of reparation or otherwise comply with any obligation compulsory upon the Corporation and herein expressed;
  - j) To use the said premises for the purposes of a **Men's Shed** facilitated by the Corporation;
  - k) To effect and keep in force at all times during the continuance of this agreement in the names of the Shire and the Corporation for their respective rights and interests, a public risk insurance policy for not less than twenty million dollars (\$20,000,000), against all claims of every nature or injury (including death), damage or loss suffered or alleged to have been suffered by any person whomsoever arising out of the presence of any such person or property on the said premises and to pay all premiums and sums of money necessary for keeping on foot such insurance as and when the same shall become payable and to deliver to the Shire the policy of such insurance on an annual basis;
  - l) To effect and keep in force at all times during the continuance of this Agreement a Building Contents Insurance Policy (at the Corporation's discretion) noting that the Shire will not have a building or contents insurance policy;
  - m) To indemnify the Shire and keep the Shire indemnified from and against all claims, demands, writs, summonses, actions, suits, proceedings, judgements, orders, decrees, damages, costs, losses and expenses of any nature whatsoever which the Shire may suffer or incur in connection with loss of life, personal injury or damage to property arising from or out of any occurrence in upon or at the said premises or the use by the Corporation of the said premises or any part thereof or to any person or the property of a person using or entering or near any entrance to the said premises or occasioned (whatsoever it may occur) wholly or in part by any act, neglect, default or omissions by the Corporation, its agents, contractors, servants, workmen, customers, members or any other person or persons using or upon the said premises with its consent or approval expressed or implied;

Any notice requiring to be served, given or made under this agreement shall be sufficiently served on the Corporation if addressed to the Corporation and left at or posted by registered letter addressed to the Corporation at its address aforesaid shall be deemed served five (5) days after having been posted via Australia Post or deemed served two (2) days after being emailed to a relevant Dalwallinu Men's Shed email address.

That if the Corporation with the consent of the Shire remain in possession after expiration of the said term or any extension thereof, the Corporation shall so remain as a tenant from week to week on the like terms and conditions as in this agreement so far as applicable to a weekly tenancy (and with the express exception of any option of renewal) and at such a weekly rental



as shall be determined and in default of determination prior to the expiration on one (1) week after the expiration of the said term or any extension thereof at a rental each week proportionate to the rental payable immediately prior to the termination of the term aforesaid or any extension thereof;

At the expiration or sooner determination of the term hereby granted or any extension or renewal thereof all additions, alterations, extensions to all buildings, erections and improvements now or hereafter during the said term or any extension or renewal thereof erected or made on the said premises shall belong to the Shire free of all claims by the Corporation;

And the Shire to the intent to bind the said premises and the register proprietors thereof for the time being but no so as to render the Shire personally liable in damages except for its own acts and defaults while it remains the Lessor of the said premises hereby agrees with the Corporation that the Corporation duly paying rent hereby reserved and performing and observing the agreement by the Corporation herein contained shall peaceably and quietly hold and enjoy the said premises during the said term and any extension without any interruption by the Shire or any persons or persons rightfully claiming under or in trust for it.

The parties agree that the Shire/tenant can terminate the agreement before the expiry of the term provided that the Shire/tenant gives the other party written notice of at least one (1) month from the date of early termination of the lease (break date).

## SCHEDULE 1

**1. The Lessee**

Dalwallinu Men's Shed

TBA

**2. The Encumbrances**

Nil.

**3. The Land**

Reserve 15242 Colin Anderson Drive, Dalwallinu.

**4. The Premises**

The building known as the Old Sheep Exhibition Shed and includes all fixtures and fittings belonging to the Lessor therein and all additions or modifications and replacements for the time being.

Any modifications to the building must be approved by the Shire of Dalwallinu prior to commencement of any works.

**5. Date of Commencement**

TBA

**6. Term**

The term of this agreement is for a period of five (5) years expiring on TBA.

**7. Rent**

Per month: \$1.10 (inc GST) per annum, payable in advance.

**8. Permitted use of Premises**

Establishment of the Dalwallinu Men's Shed.

**9. Insurance**

The lessee is to provide Public Liability Insurance Cover of a minimum of Twenty Million dollars (\$20,000,000) at their own expense.

The lessee is to provide Building Contents Insurance (if they choose) at their own expense.

The lessee notes that the Shire of Dalwallinu does not insure the Old Sheep Exhibition Shed.

## **10. Responsibilities**

As per Ordinary Council Minutes of TBA, Council approved the establishment of the Dalwallinu Men's Shed in the Old Sheep Exhibition Shed.

The lessee would be responsible for the following:

- Public Liability Insurance (Certificate of Currency to be provided annually)
- Contents Insurance (is required)
- Carry out repairs or replacement that are necessary as a result of fair and reasonable wear and tear

The Shire would be responsible for:

- Any major upgrades to infrastructure (subject to approval by Council)
- Insurance (Public Liability associated with the building only)

## **11. Early Termination**

The parties agree that the Lessor/Lessee may terminate the agreement before the expiry of the term provided that the Lessor/Lessee gives the other party written notice of at least one (1) month from the date of early termination of the agreement (break date).

**SIGNING PAGE**

**EXECUTED**

**THE COMMON SEAL of the**

**SHIRE OF DALWALLINU**

Was hereunto affixed by authority of  
a resolution of Council and in the presence of

\_\_\_\_\_  
**KEITH LESLIE CARTER**  
**SHIRE PRESIDENT**

\_\_\_\_\_  
**JEAN MAREE KNIGHT**  
**CHIEF EXECUTIVE OFFICER**

**EXECUTED** on behalf of **DALWALLINU MEN'S SHED**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**Position**

\_\_\_\_\_  
**Position**

Date: \_\_\_\_\_

Date: \_\_\_\_\_



APPENDIX 1

PLAN OF DALWALLINU RECREATION CENTRE



### 13.2 WALGA Annual General Meeting 2025\*

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	GR/4 – Government Relations - WALGA
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Nil
<b>Voting Requirements</b>	Simple Majority
<b>Attachments</b>	AGM Motions

#### **Purpose of Report**

Council is requested to provide voting instructions for the Shire delegates for the Western Australian Local Government Association (WALGA) Annual General Meeting (AGM) to be held on Tuesday 23 September 2025.

#### **Background**

The AGM for WALGA is held during the Local Government Convention each year. An email was received on Friday 22 August 2025 containing the AGM agenda.

Council's registered voting delegates for the 2025 AGM are Cr's Keith and Steven Carter with Jean Knight listed as proxy.

#### **Consultation**

Nil

#### **Legislative Implications**

Nil

#### **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

There are five (5) items presented for consideration which are attached to this item. These are summarised as follows:

### 7.1 Provision of Medical Services in remote and very remote local governments (Shire of Lake Grace)

#### In Brief

- Remote and very remote local governments are filling a critical gap in primary healthcare.
- The Medical Facilities Cost Adjustor under the Financial Assistance Grants in WA is calculated and distributed by the WA Grants Commission
- The Adjuster does not reflect actual costs, leaving a significant funding gap for local Governments
- The Shire of Lake Grace is requesting block funding and a recalculation criterion to remote and very remote local governments, distributed via the Financial Assistance Grants (Medical Facilities Cost Adjustor).

#### Motion

That WALGA calls on the Western Australian Government and WA Grants Commission to:

1. Increase the Medical Facilities Cost Adjustor component of the Financial Assistance Grants to Local Governments; and
2. Recalculate distributions to those Local Governments in remote and very remote locations that are providing block cash payments to attract and retain general practitioners to allow affected Councils to redirect ratepayer funds to Local Government responsibilities.

### 7.2 Homelessness – Short-Term Accommodation Solutions (City of Kalgoorlie Boulder)

#### In Brief

- The City of Kalgoorlie-Boulder's motion aligns with Western Australia's All Paths Lead to Home – 10 year Strategy on Homelessness 2020-2030. The Strategy prioritises place-based responses for Aboriginal people, including culturally appropriate short-term accommodation and wrap-around support.
- The motion addresses a critical gap in current policy by focusing on temporary homelessness or street presence which is not covered in state or national strategies.

#### Motion

That WALGA advocate to the State Government to provide culturally appropriate short-term accommodation options and wrap-around support services that provide sustainable homelessness solutions in regional centres across Western Australia.



### 7.3 Revision of the *Local Government (Administration) Regulations 1996* in relation to the holding of and attendance at meetings by electronic means (Shire of Dardanup)

#### In Brief

- *This motion addresses the need for greater flexibility for Councillors in the Shire of Dardanup (and potentially other local governments) who, due to work (e.g. FIFO), family, or personal commitments, may be away from the local area for extended periods.*
- *The motion seeks to:*
  - *Ensure Councillors can still represent and serve the community effectively during such absences;*
  - *Reduce disruption to Council operations by expanding access to remote and electronic meeting participation;*
  - *Reflect the evolving demographic of Elected members, including new parents, FIFO workers, shift workers, and those with disabilities or mobility issues;*
  - *Remove logistical and bureaucratic barriers that limit participation by some Councillors; and*
  - *Promote equity, inclusivity, and engagement by adapting Council practices to meet modern workforce and lifestyle realities*
- *Ultimately, the motion supports more inclusive and efficient Council operations by enabling all elected members to participate fully, regardless of their personal circumstances.*

#### Motion

That WALGA advocates for a change to the *Local Government (Administration) Regulations 1996* in relation to the holding of and attendance at meetings by electronic means to allow elected members to attend more than 50% of meetings remotely, only if each instance more than 50% in the rolling year is justified and approved by the Shire President or Deputy Shire President.

### 7.4 Ration Exemption Advocacy Motion (City of Bunbury)

#### In Brief

- *City of Bunbury Impact:*
  - *443 properties (85 organisations) receive rate exemptions*
  - *\$1.67M annual revenue loss (3.4% of rates)*
  - *Significantly affects City's ability to fund community services*
- *Scale of Charitable Exemptions:*
  - *407 properties (\$1.23M) are specifically for charitable purposes*
  - *Represents majority of exempted properties under Section 6.26(2)*
- *Current System issues:*
  - *Exemptions extended beyond original intention*
  - *Includes non-charitable purposes*
  - *Creates unfair burden on other ratepayers*
- *Proposed Solution:*
  - *Better definition of 'charitable purposes' needed*
  - *Recommend WA Government establish reimbursement system*
  - *Suggest threshold based on local government band levels*





### Motion

That WALGA, in addition to its current advocacy positions 2.1.1 and 2.1.2 relating to rating exemptions, advocate to the WA Government for the introduction of a reimbursement model, whereby the WA government repays Local Government the greater of:

1. 75% of the value of rates lost in applying the charitable purposes exemption; or
2. 1% of the total rate revenue of the local government.

## 7.5 Rateability of Miscellaneous Licenses (Shire of Mount Magnet)

### In Brief

- The Supreme Court determined on 8 July 2025 that occupied Miscellaneous Licenses are rateable under s6.26(1) of the Local Government Act.
- The Minister for Local Government announced on 1 August 2025 that an amendment of the Local Government Act would be swiftly introduced to Parliament to provide certainty to Local Governments and the resources sector that Miscellaneous Licenses are not rateable.

### Motion

That WALGA:

1. Formally oppose any move by the Local Government Minister to introduce amendments to the Local Government Act to restrict the application of rates on Miscellaneous Licenses;
2. Develop an advocacy position on sector consultation prior to any amendment to the Local Government Act;
3. Undertake a financial analysis of the cost to the Mining Industry of the rating of Miscellaneous Licenses compared to the benefit to the Local Government sector.

### Officer Recommendation/Council Resolution

#### MOTION 10463

Moved Cr MM Harms  
Seconded Cr S Dawson

That Council instruct the delegates for the Western Australian Local Government Association, Annual General Meeting to be held on Tuesday 23 September 2025, to vote as follows:

Item 1 **Support** / Against / Listen  
Item 2 Support / Against / **Listen**  
Item 3 Support / **Against** / Listen  
Item 4 **Support** / Against / Listen  
Item 5 **Support** / Against / Listen

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms

**Against:** Nil



## 7 CONSIDERATION OF EXECUTIVE AND MEMBER MOTIONS

### 7.1 PROVISION OF MEDICAL SERVICES IN REMOTE AND VERY REMOTE LOCAL GOVERNMENTS

*Shire of Lake Grace to move:*

#### MOTION

**That WALGA calls on the Western Australian Government and WA Grants Commission to:**

- 1. increase the Medical Facilities Cost Adjuster component of the Financial Assistance Grants to Local Governments; and**
- 2. recalculate distributions to those Local Governments in remote and very remote locations that are providing block cash payments to attract and retain general practitioners to allow affected Councils to redirect ratepayer funds to Local Government responsibilities.**

#### IN BRIEF

- Remote and very remote Local Governments are filling a critical gap in primary healthcare.
- The Medical Facilities Cost Adjuster under the Financial Assistance Grants in WA is calculated and distributed by the WA Grants Commission.
- The Adjuster does not reflect actual costs, leaving a significant funding gap for Local Governments.
- The Shire of Lake Grace is requesting block funding and a recalculation criterion to remote and very remote local governments, distributed via the Financial Assistance Grants (Medical Facilities Cost Adjuster).

#### MEMBER COMMENT

The Shire of Lake Grace is the lead Shire in the "Local Government Rural Health Funding Alliance" which also consists of the Shires of Gnowangerup, Jerramungup, Ravensthorpe, Narembeen, Jerramungup and Kojonup.

The Shire of Lake Grace, on behalf of the Alliance successfully presented a motion at the Australian Local Government Association (ALGA) National General Assembly, calling on the Australian Government to increase Financial Assistance Grants and recalibrate their distribution to better support rural councils funding general practitioner (GP) services. The motion was carried unanimously.

Remote and very remote Local Governments are filling a critical gap in primary healthcare. Local Governments are the third sphere of government yet are delivering on behalf of the State and Commonwealth. These Local Governments are stepping into primary healthcare provision due to insufficient Commonwealth and State financial support to GPs and specific incentives for remote and very remote communities. This is not their legislated responsibility, yet these six Local Governments are contributing over \$1.475 million annually in cash, plus housing, vehicles, and surgeries to attract and retain GPs where there is geographical isolation, small populations and diverse health needs.

The Medical Facilities Cost Adjuster under the Financial Assistance Grants in WA is calculated and distributed by the WA Grants Commission. It recognizes only 82% of a 3-

year rolling average, capped at \$85,000–\$100,000. It does not reflect actual costs, which often exceed \$200,000–\$300,000 per GP per community. It then leaves a significant funding gap (e.g. Shire of Kojonup received \$0 despite spending \$250,000 as it was provided to a third party local not-for-profit to engage the GP and Practice).

The Shire of Lake Grace is requesting block funding and a recalculation criterion to remote and very remote local governments, distributed via the Financial Assistance Grants (Medical Facilities Cost Adjustor). This would reduce the unsustainable burden on ratepayer funds, ensure continuity of care and return ratepayer funds to core local government services.

These Local Governments are not creating the problem — rather they are solving it. They are collaborating regionally, implementing multi-site rural generalist models that requires economies of scale as a group, and ensuring reasonable travel distances for locals to GPs. Without their intervention, communities would face worsening health outcomes and risks to their economic viability.

This motion aligns with the top four priorities identified by band 4 WALGA member Local Governments as requiring solutions in 2025.

The comparative Government health spend between major city residents and rural and remote Australia is \$848 per person less in the regions (NRHA). People in the bush are 2.9 times more likely to be hospitalized; 2.8 times more likely to be hospitalized for reasons that are potentially preventable and 2.7 times more likely to die from potentially avoidable causes.<sup>1</sup>

Life expectancy in remote areas, compared with major cities is 13 years less for males and 7 years for females.<sup>2</sup> Telehealth is not a viable substitute for resident GPs — it risks deskilling local clinicians and eroding continuity of care.

The Alliance of Councils has prepared a position paper to raise awareness and suggest a solution to attract and retain GPs in their rural and remote communities, where current Commonwealth and State government policy settings are inadequate.

#### **Reference Document**

- [January 2025 Position Paper – Provision of Remote GP Services](#)

#### **SECRETARIAT COMMENT**

Access to primary healthcare is the responsibility of the Australian and State Governments. In some rural and remote areas, the current health system does not provide equitable service. Access to primary health is a critical issue for a large proportion of WALGA members. Local Government support of primary healthcare services creates a financial impost and diverts funding from other Local Government services and functions.

In 2023, WALGA commissioned Rural Health West (RHW) to survey WA Local Governments to ascertain the extent to which Local Governments were providing financial or in-kind support to secure primary healthcare services. The [Survey Report](#) provides a

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<sup>1</sup> Royal Flying Doctors Service, 2023

<sup>2</sup> Royal Flying Doctors Service, 2023

comprehensive dataset on the cost, nature, and geographical location of Local Government support, as well as evidence that Local Government support was predominantly focused on General Practice services.

This issue has also been identified as a priority for the sector at a number of forums, including the October 2024 Band 4 Local Governments meeting and the May 2025 Zone meetings. WALGA has also been working with the Local Government Rural Health Alliance in the development of their advocacy.

WALGA has begun a renewed advocacy campaign, with targeted asks of the Australian and State Governments to improve access to primary health services in rural and remote areas, to remove the need for Local Government intervention.

A revised [Rural and Remote Health Advocacy Position](#) aligned to the finding and recommendations of the Survey Report is tabled for the September 2025 State Council. The proposed revisions provide a stronger position on the responsibility of the Australian and State Governments for primary healthcare provision and addressing the cost impost on Local Government, compelled to intervene where the current health system is failing.

The revised position aligns with the wider healthcare reform platform to enable advocacy partnerships and to provide a level of flexibility for the advocacy campaign in response to Government announcements.

The Lake Grace motion and WALGAs ongoing advocacy align on the need for financial reimbursement for Local Government support for essential primary health care services. WALGA's approach, does not specifying how reimbursement to Local Governments should be undertaken, or which Local Governments should be eligible. This approach aims to provide flexibility to achieve the same outcome, such as utilising the upcoming renewal of the National Health Reform Agreement.



## 7.2 HOMELESSNESS – SHORT-TERM ACCOMMODATION SOLUTIONS

*City of Kalgoorlie Boulder to move:*

### MOTION

**That WALGA advocate to the State Government to provide culturally appropriate short-term accommodation options and wrap-around support services that provide sustainable homelessness solutions in regional centres across Western Australia.**

#### IN BRIEF

- The City of Kalgoorlie-Boulder's motion aligns with Western Australia's All Paths Lead to Home - 10-Year Strategy on Homelessness 2020–2030. The Strategy prioritises place-based responses for Aboriginal people, including culturally appropriate short-term accommodation and wrap-around support.
- The motion addresses a critical gap in current policy by focusing on temporary homelessness or street presence which is not covered in state or national strategies.

### MEMBER COMMENT

Shelter WA's Policy Position on Ending Homelessness in WA highlights the overrepresentation of Aboriginal people in homelessness services and calls for short-stay options and self-determination in service delivery. The motion reinforces the importance of Housing First principles and the need for coordinated responses; specifically, that all governments ensure people with lived experience of homelessness are central to the design and delivery of homelessness services.

The motion highlights a growing disconnect between the practical realities faced by Local Government in the requirement for short-term accommodation for First Nations people in their communities. WALGA's advocacy position on homelessness acknowledges that Local Governments can support responses to homelessness through planning, health, and community development functions, it does not consider them as lead agencies. Local Governments are increasingly forced to lead this space due to the lack of a coordinated state-wide response and support.

Historically, many regional centres and cities have been meeting places for different Aboriginal communities with these areas offering a place where individuals can meet to conduct cultural business, socialise with family and friends, shop, and attend medical and other appointments. While some stay with family and friends, in many cases in overcrowded conditions, others are street present. Additional risks are posed for those with a limited experience of living in larger regional cities.

Homelessness data is typically captured through the Australian Census which does not accurately capture short-term or seasonal homelessness. Discussions with other WA regional Local Governments has identified that significant numbers of remote Aboriginal community members travel to regional centres and cities especially during the summer period. These Local Governments and their stakeholders are ill-equipped to support their needs ranging from temporary culturally appropriate and safe accommodation to food provision.

Typically, when Local Governments step up in this area, state-funded systems often pull back, particularly in regional cities. This is an understandable consequence of under-resourced and failing systems but does not advance efforts to solve street presence or seasonal homelessness.

While Local Governments interact closely with people experiencing homelessness and have valuable local knowledge, they do not have the resources, funding, or specialist workforce to lead homelessness responses especially in regional areas when street present people increase during particular times of the year. In the All Paths Leads to Home, State Government acknowledges this and views Local Governments as key partners in coordinating local, place-based efforts and facilitating referrals to appropriate services.

The State Government, primarily through the Department of Communities, is responsible for leading and funding homelessness responses, including the provision of social and affordable housing and specialist services. It coordinates with other State agencies across justice, health, mental health, and education to address the systemic causes of homelessness – functions that are beyond the capacity and remit of local governments. However, homelessness is not included in this remit as, by definition, the Department provides homes in remote communities.

The State Government recognises that effective responses require partnerships. It seeks to leverage the local knowledge, planning tools, and community connections of Local Governments, while retaining responsibility for funding, policy, and service coordination which does not include short-term accommodation for visiting Aboriginal community members across regional WA.

In 2021, the Australian Local Government Association co-signed a landmark national agreement to close the gap, setting targets in education, employment, health, justice, safety, housing, land and waters, and Indigenous language preservation. The agreement includes a target to increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing to 88%.

The 2021 Census showed there were 122,000 people in Australia experiencing homelessness on Census night – 48 people per 10,000. Aboriginal and Torres Strait Islander people were disproportionately homeless – 307 out of 10,000 Aboriginal and Torres Strait Islander people were experiencing homelessness.

However, neither the Closing the Gap agreement, the Closing the Gap 2024 Annual Report and Commonwealth 2025 Implementation Plan, nor the 2024 National Housing and Homeless Plan Summary Report include any consideration for addressing transitional homelessness – only overcrowding issues.

The City of Kalgoorlie-Boulder recently completed a collaborative, landmark national study on Anti-social Behaviour and Transitional Aboriginal Homelessness. The research project included engagement with local and state government agencies and key providers in over eight locations in Western Australia, the Northern Territory, and South Australia, to assess existing strategies, pinpoint gaps, and explore potential solutions that enhance local government efforts in this regard.

A Housing and Homelessness motion was raised by the City of Kalgoorlie-Boulder at the 2025 Australian Local Government Association (ALGA) National General Assembly in

Canberra in July and was approved for submission to the Federal Government for consideration.

### **SECRETARIAT COMMENT**

Aboriginal Short Stay Accommodation (Short Stays) are designed to provide safe, culturally appropriate and affordable short-term accommodation for Aboriginal people who travel to regional centres to access services, or for business, cultural or family reasons.

There are three existing Aboriginal Short Stays operating in regional Western Australia: Broome, Derby and Kalgoorlie. The State Government acknowledges that these Short Stays are in high demand. Planning is underway by the Department of Housing and Works to develop an additional three new Short Stays in Geraldton, Kununurra and Perth.

Short Stays are a response to homelessness. WALGA does not currently have an advocacy position on short-stay accommodation, but does have a [Homelessness Advocacy Position](#). WALGA is currently reviewing the Homelessness Advocacy Position as part of a regular advocacy position review process. To inform the review, WALGA is currently surveying all Local Governments to gather information on the extent of Local Government engagement with homelessness and the extent of services, including accommodation options, available within their Local Government areas.

### 7.3 REVISION OF THE LOCAL GOVERNMENT (ADMINISTRATION) REGULATIONS 1996 IN RELATION TO THE HOLDING OF AND ATTENDANCE AT MEETINGS BY ELECTRONIC MEANS

*Shire of Dardanup to move:*

#### MOTION

**That WALGA advocates for a change to the Local Government (Administration) Regulations 1996 in relation to the holding of and attendance at meetings by electronic means to allow elected members to attend more than 50% of meetings remotely, only if each instance more than 50% in the rolling year is justified and approved by the Shire President or Deputy Shire President.**

#### IN BRIEF

- This motion addresses the need for greater flexibility for Councillors in the Shire of Dardanup (and potentially other local governments) who, due to work (e.g. FIFO), family, or personal commitments, may be away from the local area for extended periods.
- The motion seeks to:
  - ensure Councillors can still represent and serve the community effectively during such absences;
  - reduce disruption to Council operations by expanding access to remote and electronic meeting participation;
  - reflect the evolving demographic of Elected Members, including new parents, FIFO workers, shift workers, and those with disabilities or mobility issues;
  - remove logistical and bureaucratic barriers that limit participation by some Councillors; and
  - promote equity, inclusivity, and engagement by adapting Council practices to meet modern workforce and lifestyle realities.
- Ultimately, the motion supports more inclusive and efficient Council operations by enabling all elected members to participate fully, regardless of their personal circumstances.

#### MEMBER COMMENT

The Local Government Administration Regulations 1996 provides as follows:

*14C. Attendance at meetings by electronic means may be authorised (Act s. 5.25(1)(ba))*

*(3) The mayor, president or council cannot authorise a member to attend a meeting (the proposed meeting) under subregulation (2)(b) if the member's attendance at the proposed meeting under that authorisation would result in the member attending more than half of the meetings (including the proposed meeting) of the council or committee, in the relevant period, under an authorisation under subregulation (2)(b)*



Additionally, the regulations also set out:

*14D. Meetings held by electronic means (Act s. 5.25(1)(ba))*

*(2A) The council cannot authorise a meeting (the proposed meeting) to be held under subregulation (2)(c) if holding the proposed meeting under that authorization would result in more than half of the meetings (including the proposed meeting) of the council or committee, in the relevant period, being held under an authorization under subregulation (2)(c).*

(Emphasis added)

Therefore, under the current regulations neither a Council nor a Councillor can hold or attend more than 50% of the meetings electronically.

This motion is proposed in response to the unique circumstances within the Shire of Dardanup, and potentially other local governments, who due to their professional commitments, such as FIFO (Fly In Fly Out), or other circumstances, may be required to work away from the local area for extended period - sometimes up to 50% of their time.

The motion seeks to address the challenges faced by Councillors when taking leave or managing personal, family or work commitments. It aims to ensure that these circumstances do not hinder their ability to effectively represent and serve the community. By supporting this motion, the Council can implement measures that provide flexibility in these situations, ultimately allowing Councillors to fulfil their duties without unnecessary disruption.

The intent of the motion is to ensure that the work of the Council continues to operate effectively and efficiently during periods when individual Councillors may be temporarily unavailable (in person) i.e. having a Councillor/s who works away from time to time or even 50% of the time. This motion will also assist with when Councillors who already work away go on leave or have other family commitments.

By implementing greater flexibility, such as expanding access to remote and electronic Council and Committee meeting participation, the Council can support ongoing engagement, reduce disruption to Council operations, and ensure inclusive representation from a broader demographic of elected members.

The demographic of elected and potential elected members to Shire Councils has changed and is evolving. If we want to encourage participation, we need to adapt to the way we engage and allow engagement.

Financial, physical, employment and locational restrictions need to be taken into account for the engagement ability of elected members to advocate for their rate payer base.

The current percentage provision of remote / electronic meeting ability available, while acceptable for the majority of elected members, is insufficient for the minority of elected members who are engaged, though restriction to contribute through logistical or bureaucratic barriers.

Key considerations should be given to workforce realities i.e. FIFO or workers with demanding employment schedules; diverse demographics, equity in participation and encouraging engagement.

This demographic change includes new mothers and parents of young children, FIFO workers, Shift workers & Disabled or Mobility impaired. All of these groups can and do provide diverse opinions and experience to the overall group of elected members.

## SECRETARIAT COMMENT

Regulations 14C and 14D of the *Local Government (Administration) Regulations 1996* were introduced in 2022 to provide flexibility for the sector but reflect an expectation that Local Governments should prioritise in person meetings and in person Council Member attendance. Under regulation 14C a Council or Committee Member may attend a meeting by electronic means only if authorised by the Mayor / President or Council. Electronic attendance cannot be authorised if it would exceed the 50% cap.

It is important that Council Meetings remain accessible for members of the community to attend and participate. In many cases, in person meetings may best achieve this outcome. However, the introduction of livestreaming requirements for Class 1 and 2 Local Governments, and widespread adoption by many smaller Local Governments, has changed the way the community accesses and engages with Council Meetings. In addition, Local Government experience to date indicates that Council Members are able to effectively participate in meetings when attending electronically.

Removing the 50% cap on electronic attendance could enable Councils to make a policy decision regarding the balance of electronic and in person attendance that best meets the expectations of their community and the needs of Council Members. This could support greater diversity in candidates and Council Members and may also assist Local Governments seeking independent persons as members of their Audit Risk and Improvement Committees. Council, and the Mayor or President as the decision maker, would be accountable to the community for the decision to authorise additional electronic attendance.

## 7.4 RATION EXEMPTION ADVOCACY MOTION

*City of Bunbury to move:*

### MOTION

That WALGA, in addition to its current advocacy positions 2.1.1 and 2.1.2 relating to rating exemptions, advocate to the WA Government for the introduction of a reimbursement model, whereby the WA Government repays Local Government the greater of:

1. 75% of the value of rates lost in applying the charitable purposes exemption; or
2. 1% of the total rate revenue of the Local Government.

#### IN BRIEF

- City of Bunbury Impact:
  - 443 properties (85 organizations) receive rate exemptions
  - \$1.67M annual revenue loss (3.4% of rates)
  - Significantly affects City's ability to fund community services
- Scale of Charitable Exemptions:
  - 407 properties (\$1.23M) are specifically for charitable purposes
  - Represents majority of exempted properties under Section 6.26(2)
- Current System Issues:
  - Exemptions extended beyond original intention
  - Includes non-charitable purposes
  - Creates unfair burden on other ratepayers
- Proposed Solution:
  - Better definition of 'charitable purposes' needed
  - Recommend WA Government establish reimbursement system
  - Suggest threshold based on local government band levels

#### MEMBER COMMENT

The City of Bunbury faces significant financial impacts from rate exemptions granted under Section 6.26(2) of the *Local Government Act*, with 443 properties currently exempt due to charitable or religious purposes. This represents a substantial annual revenue loss of \$1.67 million (3.4% of total rates), affecting the City's capacity to deliver community services and facilities.

WALGA has established advocacy positions calling for reform, particularly focusing on the need to review rating exemption categories and address the expanding scope of charitable purpose definitions. Of particular concern is that exemptions have extended beyond their original intention, now encompassing non-charitable commercial activities of charitable organizations.

This matter requires urgent attention as the current system creates an inequitable burden on other ratepayers and impacts the financial sustainability of Local Governments in delivering essential community services.

The City of Bunbury currently has 443 properties with 85 organisations that have a rate exemption under Section 6.26(2) of the *Local Government Act* due to properties being used for charitable or religious purposes. This equates to a loss of rate revenue of \$1,667,522 in

2024/25, or 3.4% of rates which has a significant impact on the City to fund services and facilities for the Bunbury community. Of these properties, 407 (\$1,227,021) are used for charitable purposes.

The following is a comparison with other known Local Governments (as at October 2024).

Council	Number of Rate Exempt Properties	Total Number of Properties	Percentage of Rate Exempt Properties	Loss of Revenue from Rate Exemptions	Total Rate Revenue	Percentage of Loss Revenue
City of Bunbury	443	17,194	2.6%	\$1,667,522	\$49,690,996	3.4%
City of Busselton	171	25,327	0.7%	\$1,296,212	\$64,960,318	2.0%
City of Geraldton	158	19,487	0.8%	\$1,700,000	\$54,080,426	3.1%
Shire of Harvey	44	13,245	0.3%	\$99,000	\$29,482,269	0.3%
City of Wanneroo	374	88,589	0.4%	Not Provided		

WALGA already has four documented Advocacy Positions relating to this matter, the two most applicable being:

#### 2.1.1 Rating Exemptions Review

*A broad review be conducted into the justification and fairness of all rating exemption categories currently prescribed under Section 6.26 of the Local Government Act 1995; and*

#### 2.1.2 Rating Exemptions Charitable Purposes

1. *Amend the Local Government Act 1995 to clarify that Independent Living Units should only be exempt from rates where they qualify under the Commonwealth Aged Care Act 1997;*
2. *Either:*
  - a. *amend the charitable organisations section of the Local Government Act 1995 to eliminate exemptions for commercial (non-charitable) business activities of charitable organisations; or*
  - b. *establish a compensatory fund for Local Governments, similar to the pensioner discount provisions, if the State Government believes charitable organisations remain exempt from payment of Local Government rates.*
3. *Request that a broad review be conducted into the justification and fairness of all rating exemption categories currently prescribed under Section 6.26 of the Local Government Act 1995.*

Exemptions under this section of the Act have extended beyond the original intention and now provide rating exemptions for non-charitable purposes, which increase the rate burden to other ratepayers. It is considered that in the absence of amendments to better define 'charitable purposes', that the WA Government considers reimbursement to local governments once exemptions exceed a defined threshold, which could be set based on Local Government band levels.



## SECRETARIAT COMMENT

In addition to the WALGA Advocacy Positions 2.1.1 and 2.1.2 as mentioned in the Member comment for this item, WALGA also has the following relevant positions on rating exemptions:

### 2.1.3 Rating Exemptions – Department of Housing: Leasing to Charitable Organisations

Position Statement	That WALGA advocate to the Minister for Housing to include in the lease agreements with charitable institutions that they must pay Local Government rates on behalf of the Department of Housing recognising the services Local Government provides to its tenants.
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### 2.1.4 Rating Exemptions – Rate Equivalency Payments

Position Statement	Legislation should be amended so rate equivalency payments made by LandCorp and other Government Trading Entities are made to the relevant Local Governments instead of the State Government.
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### 2.1.5 Rating Restrictions – State Agreement Acts

Position Statement	Resource projects covered by State Agreement Acts should be liable for Local Government rates.
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## 7.5 RATEABILITY OF MISCELLANEOUS LICENSES

*Shire of Mount Magnet to move:*

### MOTION

That WALGA:

1. **Formally oppose any move by the Local Government Minister to introduce amendments to the *Local Government Act* to restrict the application of rates on Miscellaneous Licenses.**
2. **Develop an advocacy position on sector consultation prior to any amendment to the *Local Government Act*.**
3. **Undertake a financial analysis of the cost to the Mining Industry of the rating of Miscellaneous Licenses compared to the benefit to the Local Government sector.**

#### IN BRIEF

- The Supreme Court determined on 8 July 2025 that occupied Miscellaneous Licenses are rateable under s 6.26(1) of the *Local Government Act*.
- The Minister for Local Government announced on 1 August 2025 that an amendment of the *Local Government Act* would be swiftly introduced to Parliament to provide certainty to Local Governments and the resources sector that Miscellaneous Licenses are not rateable.

### MEMBER COMMENT

The *Local Government Act 1995* s 6.26 (1) sets out the intent that all occupied land utilized for purposes other than charitable, benevolent, or other purposes of the Crown is rateable.

Subsequent to the enactment of the *Local Government Act 1995*, significant amendments were made to the terms of a Miscellaneous License in the *Mining Act 1978* through the *Mining Amendment Act 1998*.

Miscellaneous Licenses are one of a number of tenement types granted in respect to mineral resource recovery by the Department of Local Government, Industry Regulation and Safety (LGIRS). The defined purposes for the grant of a Miscellaneous License is set out in the *Mining Regulations 1981* r 42B, of which constitute significant infrastructure and construction necessary for the operations necessary to a mining enterprise.

The *Mining Amendment Act 1998* amended the term of the Miscellaneous license from a 5-year term with further two 5-year possible extensions; to a 21-year term with two possible further 21-year term extensions.

This amendment was made to explicitly facilitate the construction of permanent infrastructure – an evolution that clearly signals a shift in their functional and economic significance.

The introduction of the Fringe Benefits Tax in 1986 had a devastating impact on regional communities across Australia as Fly in Fly out work took hold, and unrated remote work camps replaced local workers, while often increasing traffic on Local Government owned assets such as airports and short stay accommodation intended for tourists, but used to house overflow crews.

Justice Solomon stated in his deliberations that:

*"It is also noteworthy that the local government has a substantive role to play in the grant of a miscellaneous licence over any land (including Crown land). Given that a miscellaneous licence is often used for the development of significant infrastructure, the need for the involvement of local government is self-evident. Even a cursory perusal of the items listed in reg 42B indicates that it refers to facilities and infrastructure that would ordinarily be of direct concern to a local government.*

*It is noteworthy that the role of local government in the granting of other mining tenements is more limited. That feature of the Mining Act 1978 suggests that local government is likely to be more concerned or directly engaged with the activity on a miscellaneous licence than on other mining tenements."*

### Road Agreements

The Local Government in which a Miscellaneous License is held for the purpose of road construction, will often enter an agreement for maintenance of that road. The agreement is voluntary in basis, however, the cost of drafting and regulating compliance with the agreement is reported by many Local Governments to be both financially and resource hungry.

There have been reports made by Local Governments of agreements taking years to be completed, of costs to take legal action to enforce compliance, and the regular inspections to ensure undertaking are met.

These costs are outside the scope of road agreements and borne by the Local Government.

Much of the resource fields of Western Australia are located in Band 4 Local Governments, in very remote areas. While the Mining Company has access to legal and corporate resources, Local Governments are under-resourced and unequal in the negotiations.

### Mining Camps

Significant environmental health services are provided to remote Mining Camps by Local Government, including commercial kitchen licensing, inspection and regulation; sewerage/wastewater treatment systems and monitoring, inspection and compliance; swimming pool inspections including water monitoring; all other services offered to a town-based business, with the cost of distance to travel and the complication of many more residents.

During an epidemic or outbreak of communicable disease, the Local Government in remote areas holds the statutory responsibility for incident control.

This service is increasingly difficult to resource with qualified officers choosing not to live and work remotely.

Mining Camps situated on a Miscellaneous License or Mining Lease have on occasion been approved by the Minister as rateable under the GRV methodology, upon application by the Local Government. This area of land is excised from the tenement for the purpose of the valuation.

The process for this to occur is protracted, requires the Mining Camp to have been operational for 12 months already and is at the discretion of the Minister. The Mining Company is required to provide input to the decision in the interest of fairness.

These already GRV-rated camps would be exempt from any rating of miscellaneous licenses as they have already been excised from the tenement.

Pipelines, powerlines, conveyor systems, tunnel, bridge, aerodrome, communications facilities, power generation and transmission facilities, storage or transportation facility for minerals or mineral concentrates, and pump stations

Each of the above purposes conveys a restricted access to the land on which they are constructed by tourists, small prospectors and local Traditional Owners. In many cases they are constructed on an underlying pastoral property which also pays rates on the same parcel.

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These purposes require less restriction of access, but are also valued at a lower rate under the *Valuation of Land Act* than other purposes.

On this one piece of land, for each of the purposes above, the pastoral activity is curtailed despite the cost of the pastoral lease remitted to the State Treasury, and the rates to the Local Government.

The rateable value of a Miscellaneous License under the *Valuation of Land Act* is five times the rent on the tenement which is set out in the Mining Regulations 1981. Currently the rent on a Miscellaneous License is \$27 per ha, with the exception of a license granted for the search of ground water which is valued at \$112 per ha.

Rent payable on an underlying exploration license is \$1.55 per ha.

Tenement holder remits to –

- **Treasury** – rent on the exploration license, for the Miscellaneous License, (in addition to royalty applicable on the principle Mining Tenement activity).
- **Local Government** – rates on the exploration license only.

The Pastoralist remits to –

- **Treasury** – rent on the pastoral lease
- **Local Government** – rates on the pastoral lease.

On occasion the Mining Company will provide extra funds through a Community Benefit scheme to a community through philanthropic gifting which is spent in accordance with the ideological values of the board, land access purposes, and often to charities or causes that are outside of the regions in which the minerals are extracted through ESG programs. These donations do not correlate to rigorous statutory Integrated Planning and Reporting process undertaken by the Local Government.

The Local Government is increasingly constrained financially and further burdened by compliance with regulations – particularly in the regions where the minerals are extracted. Service provision that falls within the statutory scope of the State Government is being devolved to Local Government, including housing for State employees, medical services, security to community, provision of agency services such as Transport, Health, Human Services. These are by and large unfunded and under resourced by the State Government.



Planning options are significantly constrained through land banking of Mining Companies with tenements in townsites and on town commons.

Conversely, the GDP provided by the Mining Industry in Australia for quarter 1 of 2025 alone reached \$84.1B.

This inequity of wealth distribution has been evidenced through recent actions taken by Councils to increase rates to adequately fund the deficiency in their budget in accordance with the *Local Government Act* requirements. At that time, the Minister for Local Government publicly stated that the proposal "did not meet the values of consistency, equity and fairness".

In handing down his decision, Justice Solomon concluded with

*"It is plain from the terms of the provisions referred to above [s6.26] that the object of imposing rates is to raise revenue for local government to undertake its activities. Specifically, the imposition of rates allows a local government to make up any budget deficiency. The Act thus reflects a direct link between the imposition of rates and the local government's ability to undertake its activities. As noted above, the local government plays a direct role and function in the grant of a miscellaneous licence. Plainly, the more significant the infrastructure proposed to occupy the miscellaneous licence, the greater will be the role played and the activity undertaken by the local government. In my view, a construction that exempts land from rates which is the subject of a miscellaneous licence and is occupied by significant infrastructure, sits most uncomfortably with the plain object of the statutory provisions concerning the local government's power to impose rates.*

*The second factor stems from the wording of s 6.26(2) itself. The exemptions in s 6.26(2)(a) - (k) relate overwhelmingly to charitable, benevolent, religious and public or civic purposes. That sits harmoniously with the theme of s 6.26(2)(a)(i). A construction that would exempt from rating, land that may be occupied by critical infrastructure facilitating the creation of profits for private interests, runs counter to the charitable and civic theme of s 6.26(2).*

*In my view, the Shire's construction provides greater harmony with the relevant object of the rating provisions of the LGA. "*

The judiciary—our independent and impartial arbiter of legislative intent—has clearly affirmed the rateability of Miscellaneous Licenses, not only through statutory interpretation but also through a reasoned understanding of their practical implications.

To disregard this position through swift legislative action, without sector wide consultation is to undermine the very principles of legal clarity and administrative fairness upon which our governance is built.

The AGM is requested to support the actions taken by the Shire of Mount Magnet to rate Miscellaneous Licenses in accordance with the judgement recently handed down by the Supreme Court, and further request WALGA to undertake a full financial analysis of the cost to the mining industry of this action, and the financial benefit to Local Government in Western Australia.

## SECRETARIAT COMMENT

At the time of the distribution of this Agenda, State Council has not considered an item relating to Miscellaneous Licences.

However, item 8.2 in the September 2025 State Council Agenda relates to rating of Miscellaneous Licences. The recommendation in that report is that WALGA:

1. Advocate for Local Governments to continue to have the ability to rate miscellaneous licences under the *Mining Act 1978*; and
2. Oppose legislative amendments that seek to exempt occupied miscellaneous licence land from rating.
3. Continue to advocate for a broad review to be conducted into the justification and fairness of all rating exemption categories currently prescribed under section 6.26 of the *Local Government Act 1995*.

This item will be considered by State Council at the meeting on 5 September.

In relation to point 2 of the motion –

As a matter of course WALGA always advocates for consultation on legislative and regulatory amendments, however formalising this position has merit.

In relation to point 3 of the motion –

WALGA would need to determine the scope and cost of this analysis before considering in the context of WALGA's existing budget.

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

**PROCEDURAL MOTION 10464**

Moved Cr DS Cream  
Seconded Cr MM Harms

That Council moves into a confidential session at 5.20pm as per *Local Government Act 1995*, Section 5.23(2)(a)(b)(e)(iii)

- (a) a matter affecting an employee or employees; and
- (b) the personal affairs of any person; and
- (e) a matter that if disclosed, would reveal —
  - (iii) information about the business, professional, commercial or financial affairs of a person,  
where the trade secret or information is held by, or is about, a person other than the local government; and

to discuss:

**14.1 Annual Performance Review – Chief Executive Officer**

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms  
**Against:** Nil

5.20pm Ms JM Knight left the meeting

**14.1 Chief Executive Officer – Annual Performance Review\***

<b>Report Date</b>	26 August 2025
<b>Applicant</b>	Shire of Dalwallinu
<b>File Ref</b>	PE/139 – Personal File
<b>Previous Meeting Reference</b>	Nil
<b>Prepared by</b>	Jean Knight, Chief Executive Officer
<b>Supervised by</b>	Jean Knight, Chief Executive Officer
<b>Disclosure of interest</b>	Financial Interest
<b>Voting Requirements</b>	Absolute Majority
<b>Attachments</b>	1. Key Result Area Update 2. Summary of Survey Responses

**Purpose of Report**

Council is requested to consider the annual performance review and remuneration package of the Chief Executive Officer for the previous twelve (12) months.



## Chief Executive Officer Performance Review Group Recommendation/Council Resolution

### **MOTION 10465**

Moved            Cr MM Harms  
Seconded       Cr JL Counsel

That the Chief Executive Officer Performance Review Group recommend to Council that:

1. The performance of the Chief Executive Officer for the eleven (11) month period from September 2024 to August 2025 was considered satisfactory in meeting the Key Result Areas as set by Council;
2. Council endorses Key Performance Indicators contained within the report and will publish all Key Performance Indicators on the Shire of Dalwallinu website;
3. Council endorses the inclusion of a gardening allowance of \$3,000 per annum in the salary package and increases the salary component by 2.39% which will make the 2025-2026 increase equivalent to the WALGA 3.75% increase, as stated in the Chief Executive's Officers contract, effective from Wednesday 2 July 2025.

**CARRIED BY ABSOLUTE MAJORITY 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms  
**Against:** Nil

### **PROCEDURAL MOTION 10466**

Moved            Cr SC Carter  
Seconded       Cr MM Harms

That the meeting come from behind closed doors at 5.24pm.

**CARRIED 6/0**

**For:** President KL Carter, Deputy President SC Carter, Cr JL Counsel, Cr DS Cream, Cr S Dawson, Cr MM Harms  
**Against:** Nil

5.24pm            Ms JM Knight re-entered the meeting

## **15 SCHEDULING OF MEETING**

The next Ordinary Meeting of Council will be held on 30 September 2025 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 5.24pm.



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**CERTIFICATION**

I, Keith Leslie Carter, certify that the minutes of the Ordinary Council meeting held on the 26 August 2025, as shown on page numbers 1 to 205 were confirmed as a true record at the meeting held on 30 September 2025.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

UNCONFIRMED

